

# fyfemcdade

1 Charlotte Road  
Shoreditch  
London EC2A 3DH

t 020 7613 4044  
f 020 7613 4923  
e [info@fyfemcdade.com](mailto:info@fyfemcdade.com)  
w [www.fyfemcdade.com](http://www.fyfemcdade.com)

## The Gransden, Gransden Avenue, Hackney, E8 Prices From £525,000 Leasehold



Ensnconced in the heart of London Fields and Hackney, comes The Gransden and Hackney Yard, a superlative collection of 42 apartments fused with twenty three thousand square feet of creative commercial space.

Offering a variety of one, two and three bedroom apartments, this exciting new scheme in the popular London Fields area of Hackney will be of great interest to the growing number of people making this part of East London their home, as well as investors looking to tap into an area who's popularity continues to grow at a phenomenal rate.

All of the apartments have been designed to include generous living areas and outside space and will be finished to a very high specification, full details of which can be found in the brochure. The Gransden will be a gated development with a dedicated concierge based at the front gate.

Situated a stone's throw from London Fields Station between the park itself and Mare Street, this particular part of Hackney is experiencing considerable regeneration with notable schemes such as the fashion hub at Hackney Walk and the bars and restaurants of Broadway Market on its doorstep. Gransden Avenue is a 10 minute walk from Hackney Central Overground Station (currently being strongly recommended for inclusion in an East London extension to Crossrail 2).

Unit	Floors	Bed	Amenity	Sq M	Sq Ft	Price
<b>Block A</b>						
<b>1</b>	1st	3	Balcony	100	1073	£995,000
<b>2</b>	1st	1	Balcony	53	567	<b>Reserved</b>
<b>3</b>	1st	1	Balcony	54	587	£565,000
<b>4</b>	1st	2	Balcony	74	801	<b>Reserved</b>
<b>5</b>	1st	1	Balcony	53	575	£555,000
<b>6</b>	2nd	3	Balcony	93	999	£915,000
<b>7</b>	2nd	1	Balcony	50	543	<b>Reserved</b>
<b>8</b>	2nd	2	Balcony	71	769	£715,000
<b>9</b>	2nd	1	Balcony	53	573	£575,000
<b>10</b>	2nd	1	Balcony	51	548	<b>Reserved</b>
<b>11</b>	3rd / 4th	3	Balcony	120	1300	£1,250,000
<b>12</b>	3rd / 4th	2	Balcony	87	941	£895,000
<b>13</b>	3rd / 4th	2	Terrace	122	1316	<b>Reserved</b>
<b>14</b>	3rd	2	Balcony	74	801	£750,000
<b>15</b>	3rd	1	Balcony	53	575	<b>Reserved</b>



**Lease Length: 125 years**

**Service Charge: TBC**

**IMPORTANT NOTICE**

Fyfe McDade Limited, their clients and joint agents (where applicable) give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fyfe McDade have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.