

## 31 Gransden Avenue, E8

Prices from £450,000



31 Gransden is an exciting and unique boutique collection of 21 one, two and three bedroom apartments tucked away at the east side of London Fields. The development is gated, and the light and spacious high-spec apartments are grouped around a landscaped central courtyard and all have private terraces or balconies

**Leasehold – 150 years**  
**Ground Rent – £350 per annum**  
**Service Charge – approx. £3 per sqft per annum**  
**Estimated Completion – Q1 2021**

Flat	Floor	Bed	Baths	Amenity	Sq M	Sq Ft	Price
<b>Studio apartments from £450,000</b>							
1	Ground	0	1	Terrace	46	495	£450,000
<b>One-bedroom apartments from £585,000</b>							
3	Ground	1	1	Terrace	61	656	<b>Reserved</b>
6	First	1	1	Balcony	60	645	£585,000
<b>Two bedrooms apartments from £725,000</b>							
4	Ground	2	1	Terrace	73	785	£725,000
15	Third	2	1	Balcony	74	796	£765,000
<b>Three bedrooms apartments from £895,000</b>							
9	First	3	2	2 x Balconies	92	990	£895,000
<b>Penthouse apartments from £895,000</b>							
20	Fourth /Top	3	2	Terrace	96	1033	£1,100,000
21	Fourth /Top	2	2	Balcony	79	850	£895,000

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