



# Two bedroom apartment in the heart of Hackney

**Fortescue Avenue, Hackney, London, E8**

£495 pw (£2,145 pcm) plus fees apply, Furnished  
Available from 23.07.2020





Two double bedrooms  
Balcony  
Modern bathroom  
Great London Fields location  
Moments from Broadway Market

#### **Local Information**

The property is well located for the open spaces of both London Fields and Victoria Park, along with the boutiques and restaurants that both Broadway Market and Victoria Park Village offer.

Transport wise it is moments from London Fields station (Overground) and Bethnal Green Tube (Central line).

#### **About this property**

Accommodation comprises of large kitchen/reception, two double bedrooms, modern bathroom & balcony. The apartment is on the second and is incredibly light.

#### **Furnishing**

Furnished

#### **Local Authority**

London Borough of Hackney  
Council Tax Band = C

#### **Energy Performance**

EPC Rating = B

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Lettings Office.  
Telephone: 020 3889 6177.





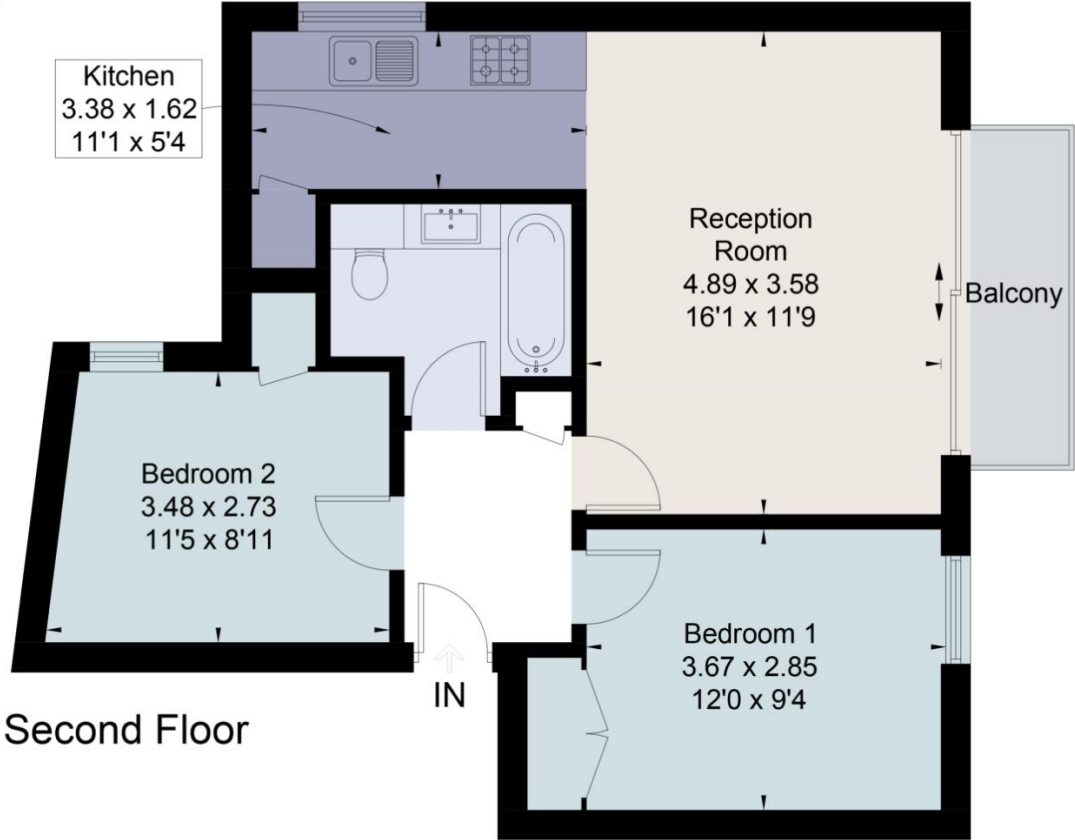


Fortescue Avenue, Hackney, London, E8  
Gross Internal Area 606 sq ft, 56.3 m<sup>2</sup>

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**Chloe Sachikonye**  
Hackney Lettings  
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Approximate Area = 56.3 sq m / 606 sq ft  
Balcony Area = 3.7 sq m / 40 sq ft  
For identification only. Not to scale.  
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Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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