



Stunning two bedroom apartment with amazing roof terrace and balcony

**Mentmore Terrace, London, E8**

£800,000 Leasehold (119 years remaining)

savills

Two double bedrooms  
Pool/Roof terrace  
Balcony  
Amazing location  
Immaculate interior

#### Local Information

Located just off Hackney's historic Mare Street with its diverse shops and amenities, including the renowned Hackney Empire theatre. The wide open spaces of Victoria Park and London Fields are just around the corner and the new and vibrant Mare Street & Broadway Market are also close by.

London Fields British Rail Station is only 0.1 miles away with links direct to Liverpool Street in under 10 minutes and bus links to the City and Waterloo.

#### About this property

Located on the third floor of this well-designed, refurbished warehouse conversion, is this superb, bright and centrally located, two bedroom apartment. The accommodation is extremely well-proportioned, comprising a large open plan reception/kitchen with built-in appliances, a generous sized private balcony with ample room for entertaining and unwinding, two double bedrooms, two modern bathrooms and great storage throughout.

This property would suit both City professionals and investors alike. The property also benefits from an amazing roof terrace which has its own private swimming pool and breathtaking views of the London City skyline.

#### Tenure

Leasehold (119 years remaining)

#### Local Authority

Hackney Council

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

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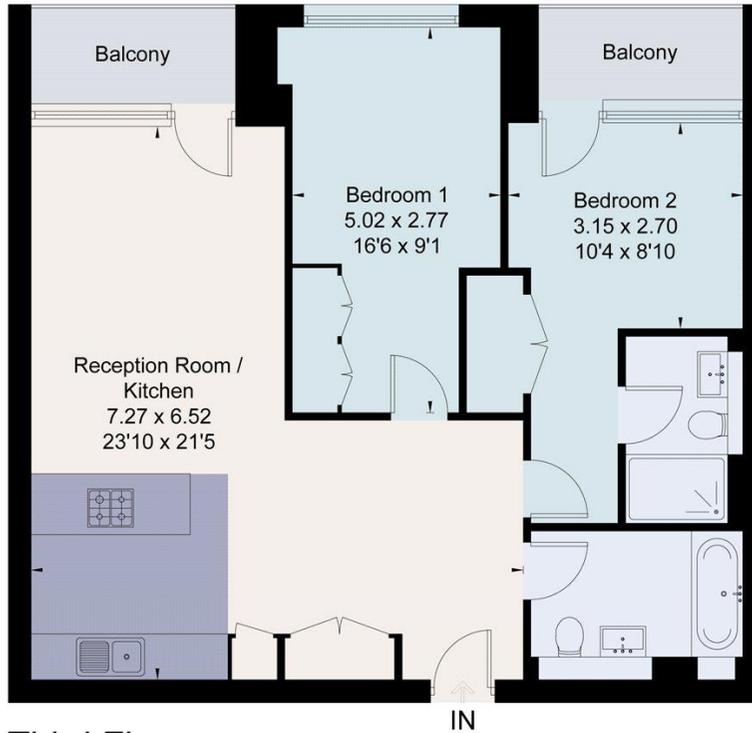
**Mentmore Terrace, London, E8**  
**Gross Internal Area** 785 sq ft, 72.9 m<sup>2</sup>



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Approximate Area = 72.9 sq m / 785 sq ft  
 Including Limited Use Area (0.7 sq m / 7 sq ft)  
 Balcony Area = 6.6 sq m / 71 sq ft  
 For identification only. Not to scale.  
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**Third 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> | <b>84</b>               | <b>84</b> |
| (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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