



HUNTERS[®]
HERE TO GET *you* THERE



B

Lee Street, London, E8

£425,000



This stylish one-bedroom, first-floor apartment offers a fantastic opportunity for first-time buyers looking to live in a vibrant and well-connected area. Ideally situated across from Stonebridge Park, the property is located moments from Haggerston Overground Station at the end of the road.

The apartment features sleek wooden flooring throughout, a spacious open-plan living area, and a generous balcony. The fitted kitchen and well-proportioned three-piece bathroom suite add to the appeal, while the double bedroom offers ample storage space. Secure underground parking is available via separate negotiation.

Set within a sought-after development, residents enjoy the convenience of a 24-hour concierge service. The location provides easy access to the trendy hotspots of Shoreditch and Hoxton, with Kingsland High Street just around the corner offering a variety of shops, cafés, and restaurants leading towards Dalston.

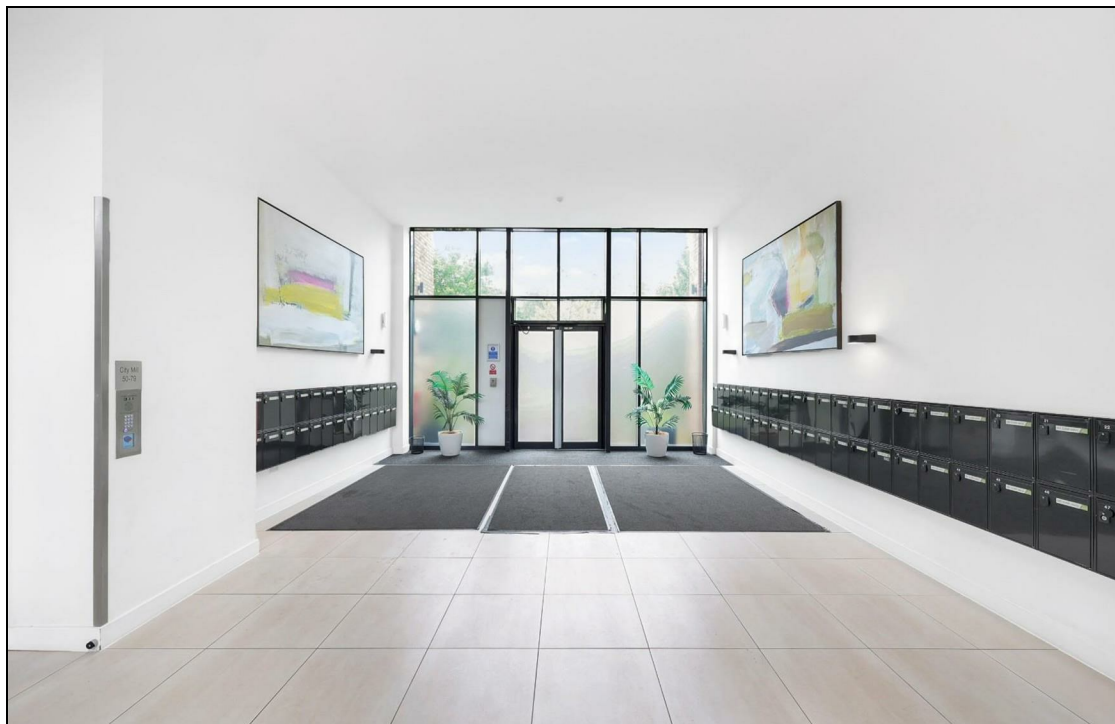
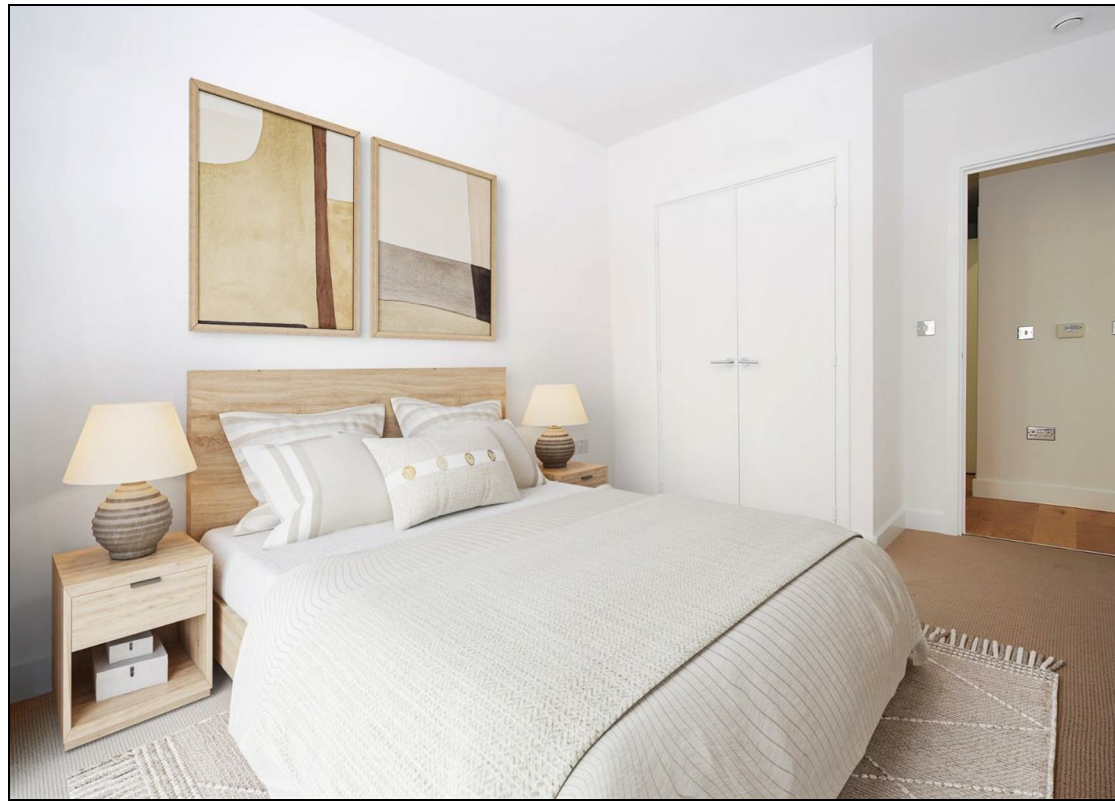
Broadway Market and Columbia Road Flower Market are also close by, making this an ideal home for those who appreciate a mix of urban convenience and green spaces.

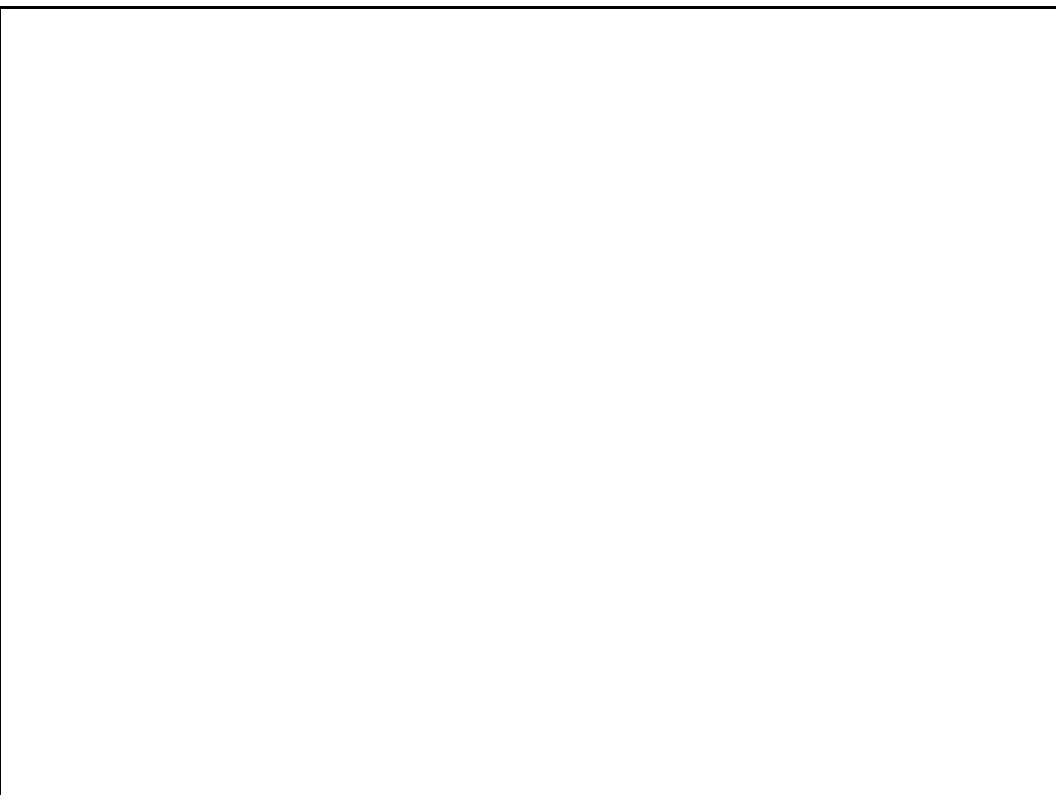
****Please note that this property has been virtually staged****

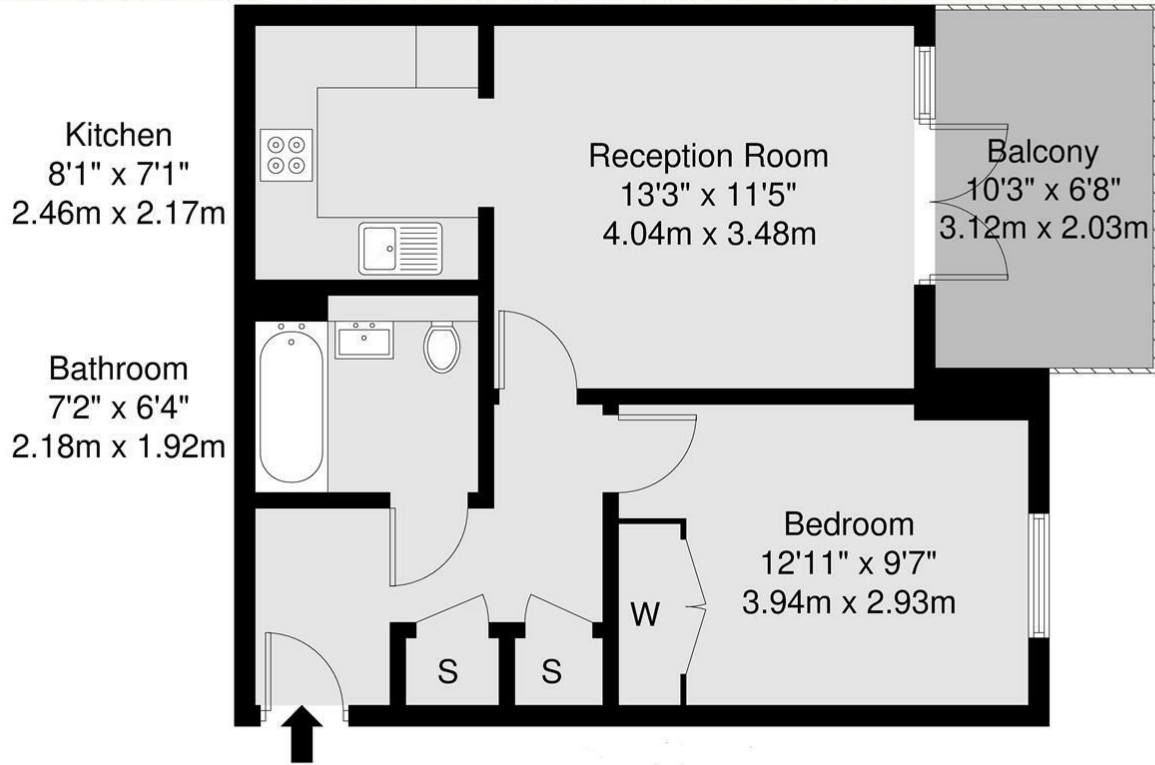
KEY FEATURES

- Private Development
- One Double Bedroom
 - Private Balcony
- Secure Underground Parking Space Available Via Separate Negotiation
- 24 Hour Concierge
 - EPC B
 - Chain Free









GROSS INTERNAL AREA (GIA)
The footprint of the property
44.6 sq m / 480 sq ft

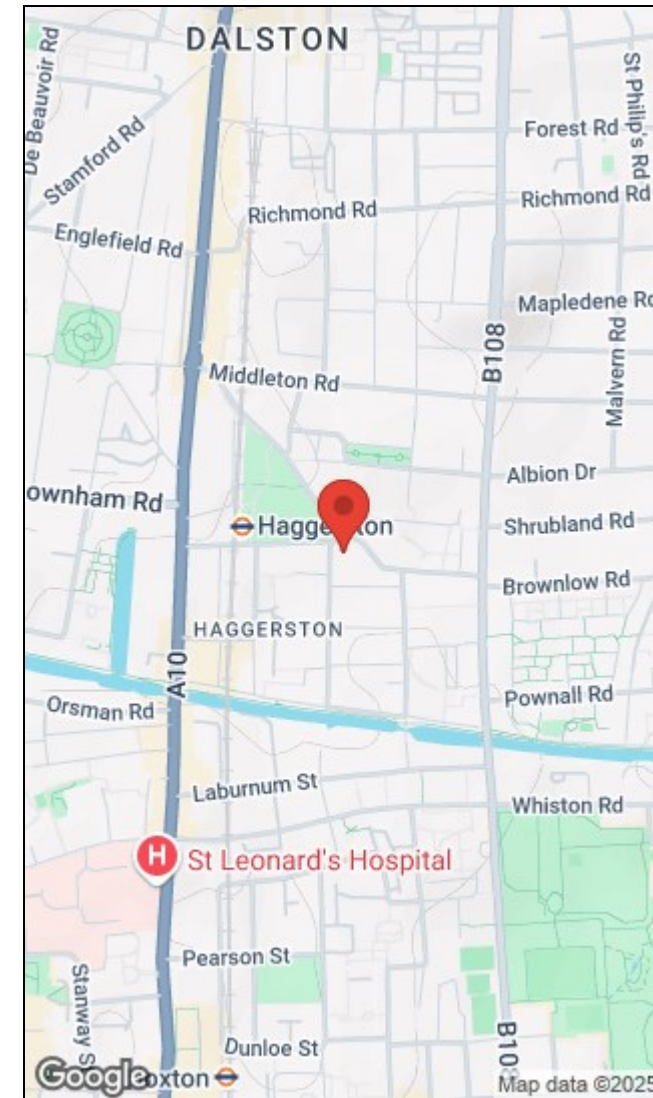
TOTAL STORAGE SPACE
Storage and wardrobe total area
2.2 sq m / 23 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
7.2 sq m / 77 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating	
Current	Potential
83	83

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
88	88

Very environmentally friendly - lower CO₂ emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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