



FORTUNE COURT, 325 QUEENSBRIDGE ROAD, LONDON, E8
£575,000 LEASEHOLD

AN IDEALLY LOCATED TWO BEDROOM
APARTMENT BOASTING FANTASTIC
NATURAL LIGHT AND TWO DOUBLE

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DESCRIPTION:

A superbly located two bedroom apartment set within a beautiful mock Georgian block boasting fantastic natural light throughout. The property consists of two ample sized double bedrooms, a recently refurbished bathroom, a spacious living room with a kitchen leading off that has been meticulously maintained. Off-street parking and secured bike storage available.

Fortune Court is located moments from the open green spaces of London Fields and the ever popular Broadway Market. Residents also have the option of the plethora of restaurants, bars and independently owned shops which the close by Kingsland Road provides. Excellent transport options are available with Haggerston station being a short walk from the property and offering swift access into Shoreditch and London town. In terms of transport, you're only 0.3 miles to Haggerston Station, 0.6 miles to London Fields, with regular trains to Liverpool Street.

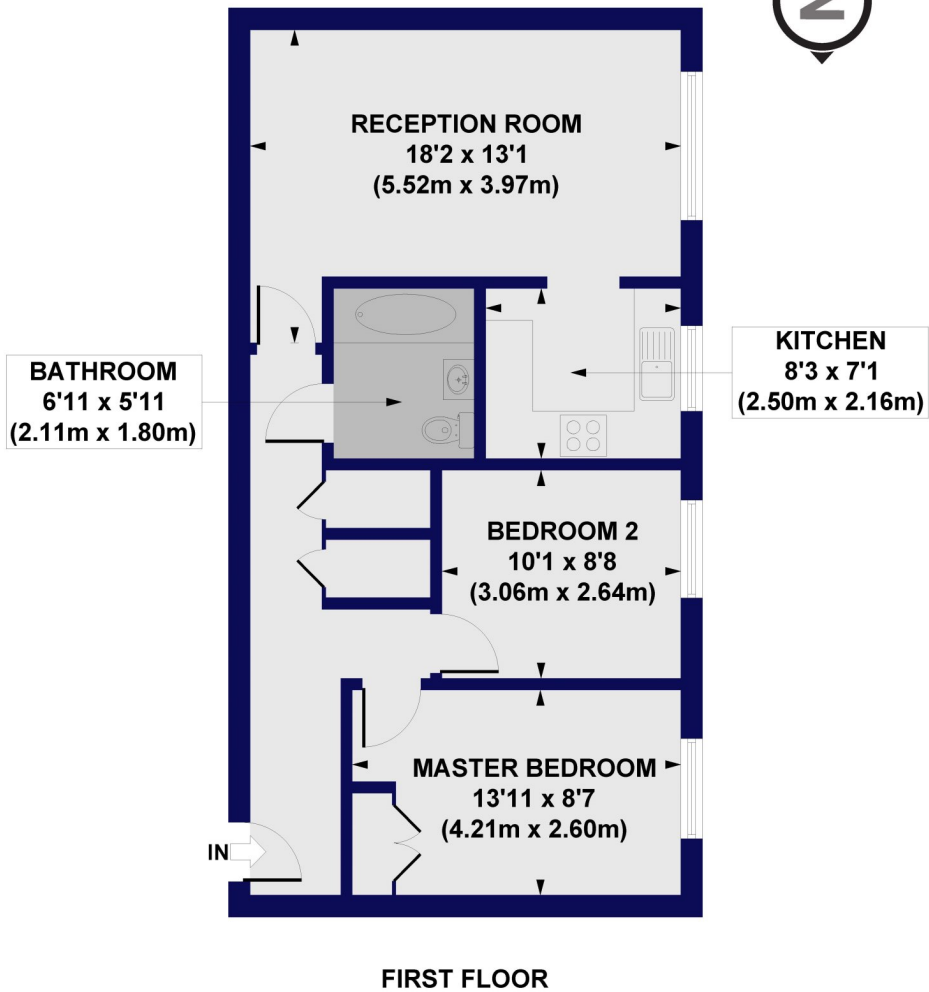
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Fortune Court, Queensbridge Road, E8
 Approx. Gross Internal Floor Area 652 sq. ft / 60.61 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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