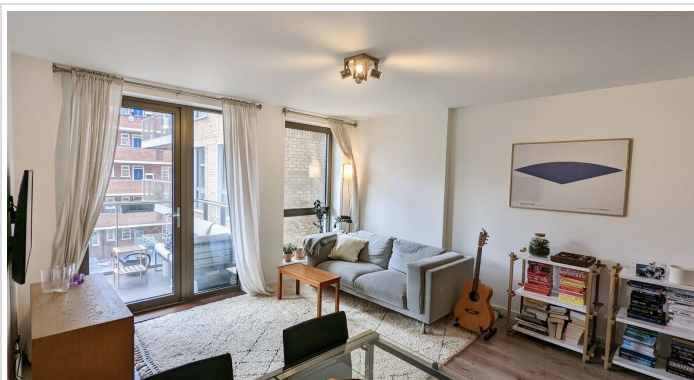
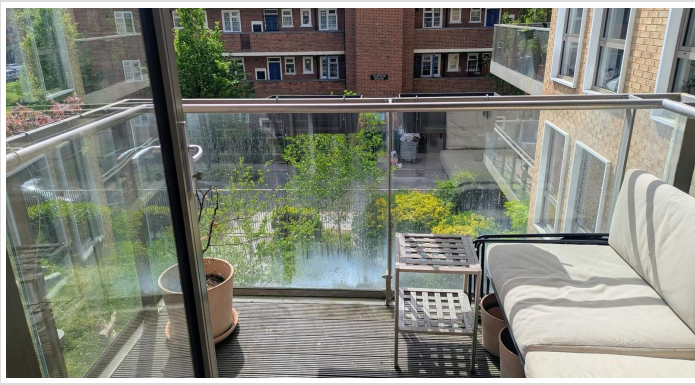


1 Bed Flat In Grove House 27 Frampton Park Road, London, E9 7PQ £2,495 Monthly





SHORT DESCRIPTION

Property Ref: 17532 This beautifully finished one-bedroom furnished apartment is situated in the urban Hackney Square and is surrounded by a landscaped enclosed courtyard. The apartment is on the second floor and benefits from secure entry fob access and communal bike storage. Internally the property is 524 sq. ft and benefits from underfloor heating. The heart of the home is the open-plan kitchen and spacious living area, which features a stylish island, ideal for entertaining. The kitchen is fitted with high-quality units designed by Uban Myth and integrated appliances including a dishwasher. The double glass doors open onto a private south-facing balcony that provides ample natural light and an additional space for relaxing. The bathroom is well-designed with contemporary ceramic tiling, large vanity mirror and a bath with a thermostatic shower mixer and glazed screen. The large double bedroom is newly carpeted with a fitted wardrobe. This flat is ideally situated to enjoy the best of Hackney living. It is conveniently located near Mare Street and London Fields within a short walk. Broadway Market, the Columbia Road Market, Regents Canal, Dalston, Hackney Wick and Victoria Park are also within walking distance or a short bus ride. Transport links are excellent with London Fields station towards Liverpool Street and Hackney Central station serving Stratford or Highbury & Islington. Stratford International is a diverse transportation hub that will take you to St Pancras in seven minutes and the city in 17 minutes via the DLR. It also provides access to Ashford International for Eurostar services to Paris or Brussels and Southeastern train services. Stratford International will also be central to the future Cross rail 1 which will take you to Heathrow International in under 45 minutes and Paddington Station in 18 minutes. Transport into The City, Canary Wharf or Central London using London Transport are all between 30-45-minute journey Property Type: Flat Full Renting price: £2495.00 Pricing Options: Fixed Price Council tax band: C EPC rating: C Measurement: 538.196 sq.ft. Outside Space: Balcony Parking: On street Heating Type: Underfloor Heating -----



Bed Room(s)



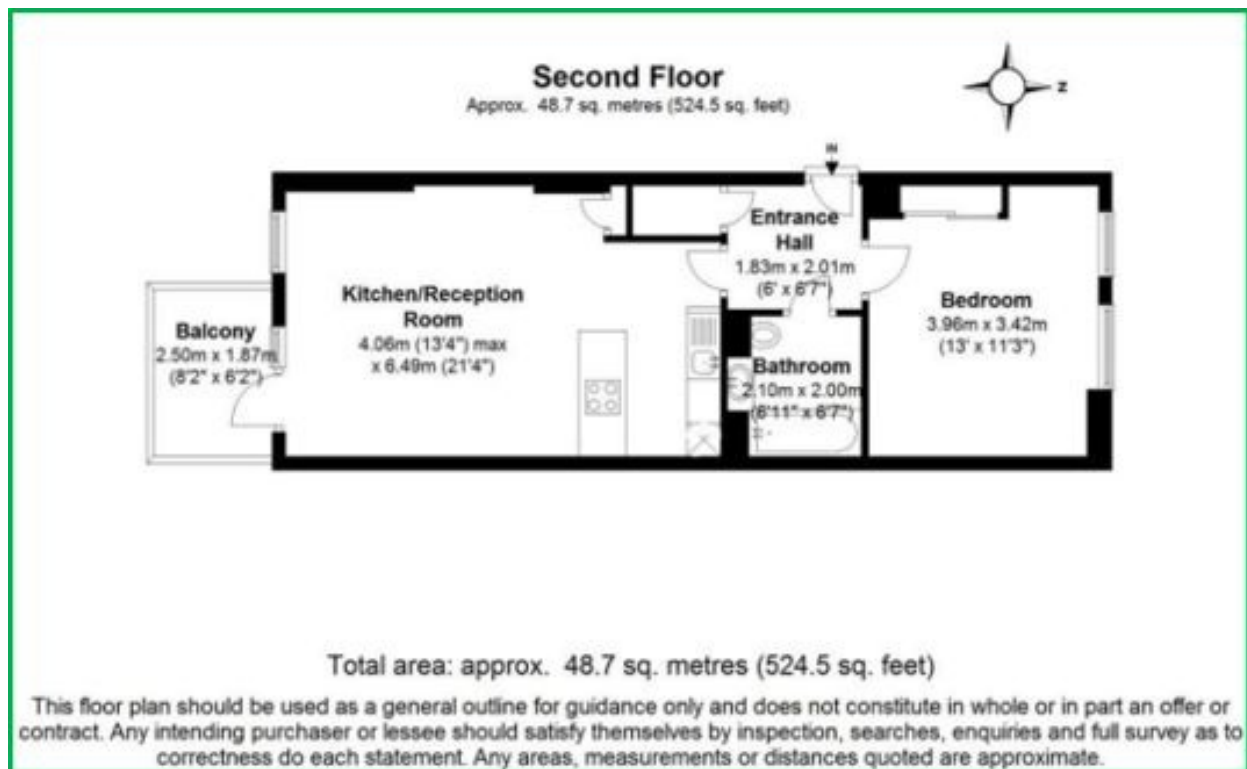
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	50 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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