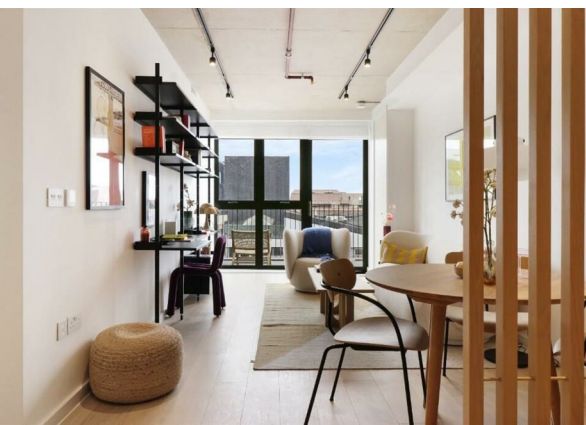
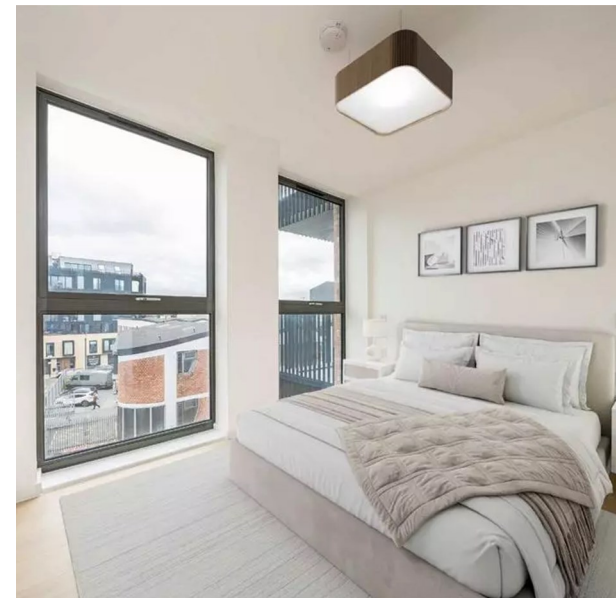


The Smokehaus Bayford Street, London, E8 3SF  
£3,600 Per month  
EPC Rating: Council Tax Band: C



Stone London is proud to present this spectacular two-bedroom flat in The Smokehaus - a striking development full of character, style, and individuality. Designed to suit a variety of lifestyles, this home blends modern living with the creative energy of its vibrant surroundings.

Step inside to discover a spacious open-plan kitchen and lounge, perfect for relaxing or entertaining. The living area flows seamlessly onto a private balcony, offering a refreshing outdoor escape right from your sofa.

Modern living is redefined here, with carefully curated details throughout the apartment-smart, stylish, and perfectly suited to city life.

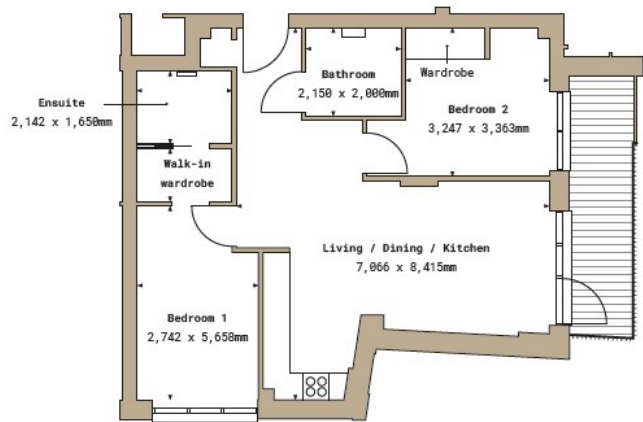
Located just 0.1 miles from London Fields Station, this home offers unbeatable access to transport links, putting the whole of London within easy reach. On your doorstep, you'll find the lush



Percy House,  
33-34 Gresse Street,  
London  
W1T 1QU  
020 7043 8888  
Lettings@stone.london

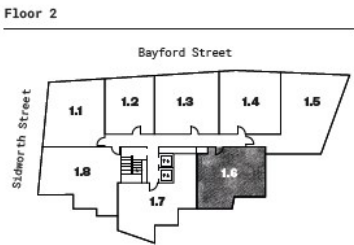
1.6

**SMOKEHAUS**  
LONDON FIELDS, E8



Total area 767.5 sq.ft 71.3 sq.m

- 2 Bedrooms
- 1 Bath/Shower
- 1 Reception
- 1 Shower



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 & Wales                             | EU Directive 2002/91/EC |           |