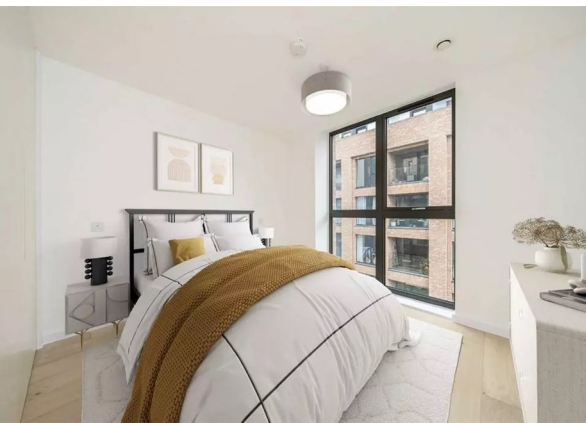
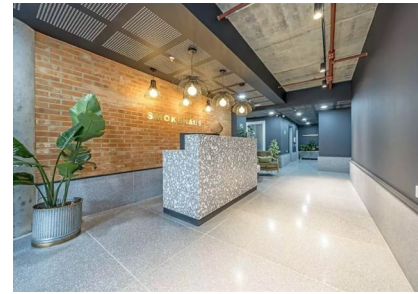
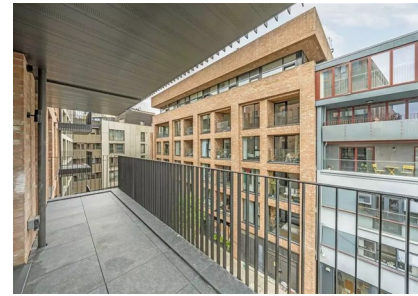


The Smokehaus Bayford Street, London, E8 3SF  
£3,700 Per month  
EPC Rating: Council Tax Band: D



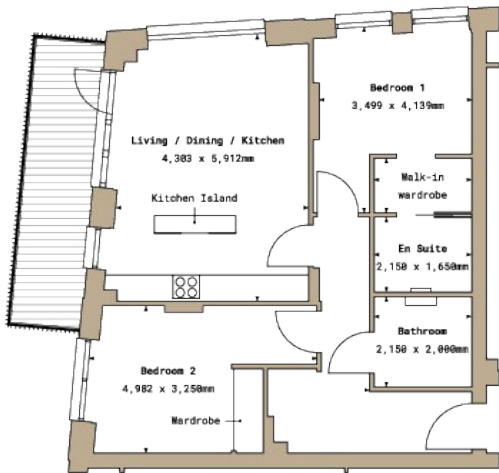
Stone London is proud to present this spectacular two-bedroom flat in The Smokehaus-a striking development full of character, style, and individuality. Designed to suit a variety of lifestyles, this home blends modern living with the creative energy of its vibrant surroundings.

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. Both double bedrooms are generously sized and cleverly positioned on opposite sides of the apartment for maximum privacy-ideal for sharers or guests. A door separates the hallway from the living space, creating a quiet retreat and thoughtful layout for everyday comfort.

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



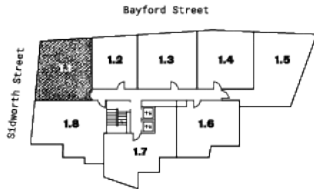
Percy House,  
33-34 Gresse Street,  
London  
W1T 1QU  
020 7043 8888  
Lettings@stone.london



Total area 887.3 sq.ft 75 sq.m

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

Floor 2



| 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                     |         |           |