

Flat 16, 2-16 Bayford Street, London, E8 3SF  
£3,600 Per month  
EPC Rating: B Council Tax Band: C



**\*\*AVAILABLE NOW\*\*** Nestled on Bayford Street in the vibrant London Fields area, Apartment 16 at The Smokehaus is a stunning new build that offers a perfect blend of modern living and urban convenience. This two-bedroom, two-bathroom apartment spans an impressive 837 square feet and is designed to cater to the needs of contemporary city dwellers.

Residents will appreciate the open-plan kitchen and lounge area, which creates a spacious and inviting atmosphere, ideal for both relaxation and entertaining. Additionally, each apartment includes private outdoor space, allowing for a breath of fresh air right at home.

The location is truly exceptional, just a short stroll from the renowned Broadway Market, where you can indulge in a variety of bustling cafes and chic boutiques. The area is rich in green spaces, providing a welcome escape from the urban hustle and bustle. For those who require swift access to Central London, London Fields Station is conveniently located a mere 0.1 miles away, ensuring excellent transport links.

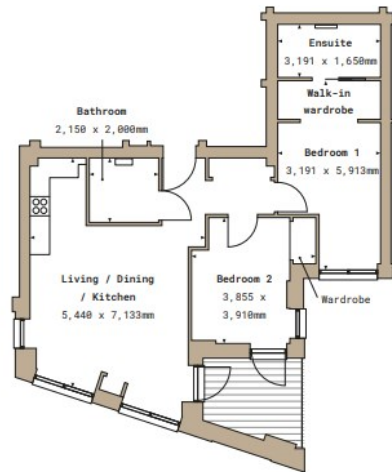


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# 2.7

## SMOKEHAUS

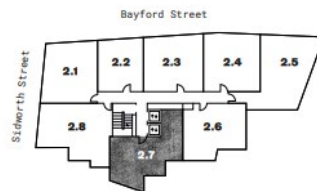
LONDON FIELDS, E8



Total area 837.4 sq.ft 77.8 sq.m

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

Floor 3



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>85</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	