

## Hackney Road, E2 7PA



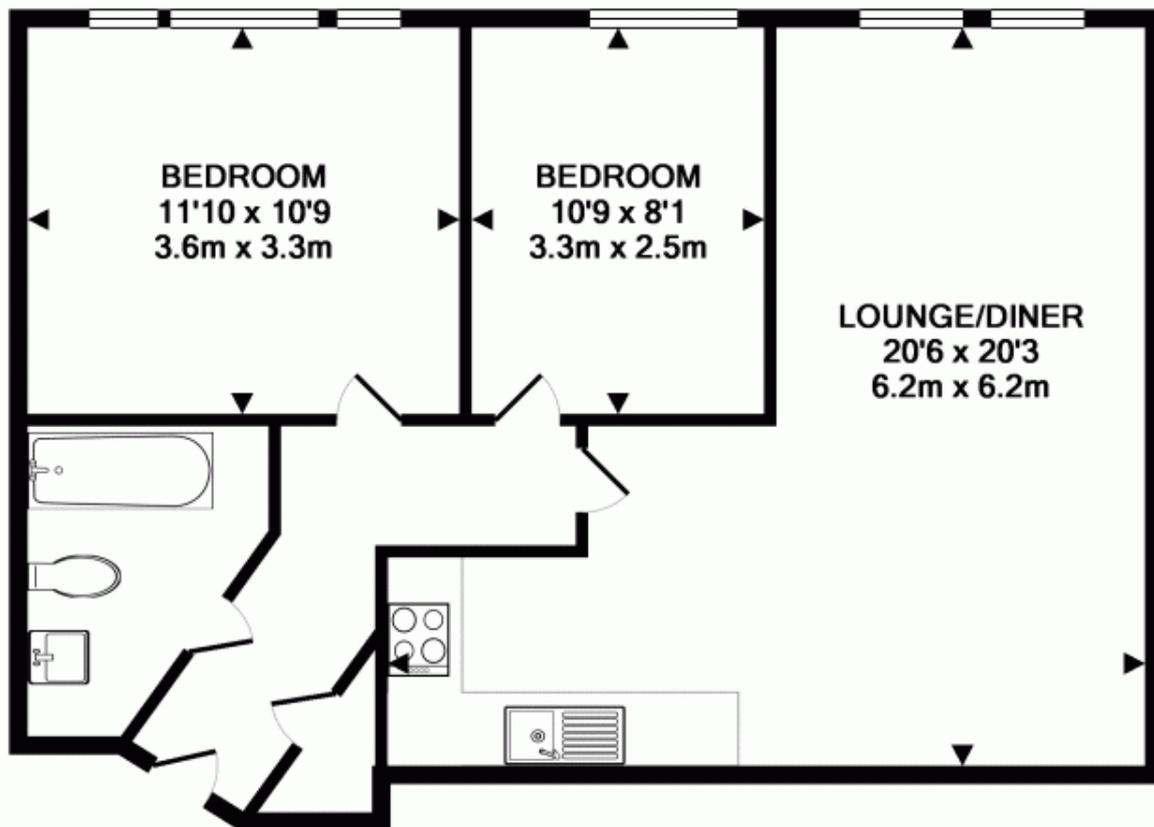
This two bedroom apartment is located on the third floor of this apartment building situated at the lower end of Hackney Road close to Shoreditch High Street and Columbia Road. The living room has wood flooring, sash windows and an open plan kitchen with fully integrated appliances and a gas hob. The rest of the apartment is comprised of a master bedroom, a second smaller double bedroom and a three piece bathroom.

This apartment is fantastically located close to the restaurants, bars, boutiques, galleries and creative industries of Shoreditch, Kingsland Road, Hoxton Square and Columbia Road— also known for its famous Sunday flower market. Liverpool Street, Bishopsgate, Broadgate and the whole northern quarter of the City is within walking distance.

The bus routes and frequent taxis along Hackney Road and Old Street make Holborn and the West End easily accessible. The nearest station is Hoxton (Overground) which provides ease of access to Wapping to the south and Canary Wharf (via Jubilee line connection) and Highbury and Islington (Upper Street) and vibrant Dalston to the north.

**£520,000 Leasehold**





TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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- Two bedroom apartment
- Fantastic location close to Shoreditch High St and Columbia Road
- The City within walking distance and West End easily accessible by public transport
- Ideal for professional City worker or investor
- EPC rating C





**Tenure:** Leasehold (112 years remaining)

**Service charge:** £2,190 PA approx.

**Ground rent:** £150 PA

**EPC rating:** C

**Local authority and council tax band:** LB of Tower Hamlets. Band D. £1,197 PA.

**Price:** £520,000

**Contact:** Thomas Michael, 10th floor, 88 Wood Street, EC2V 7RS

020 7060 0450

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