



£895,000

Brick Lane

London, E2 7ED

Offered for sale is this 3 story 4 bedroom house spread over approximately 1093 square feet over 3 levels.

The property features a kitchen to the front of the house, ground floor W/C and reception/dining area to the rear which leads onto a private garden.

The 1st floor features a 2 bedrooms and family bathroom with a further 2 bedrooms and shower room located on the 3rd floor.

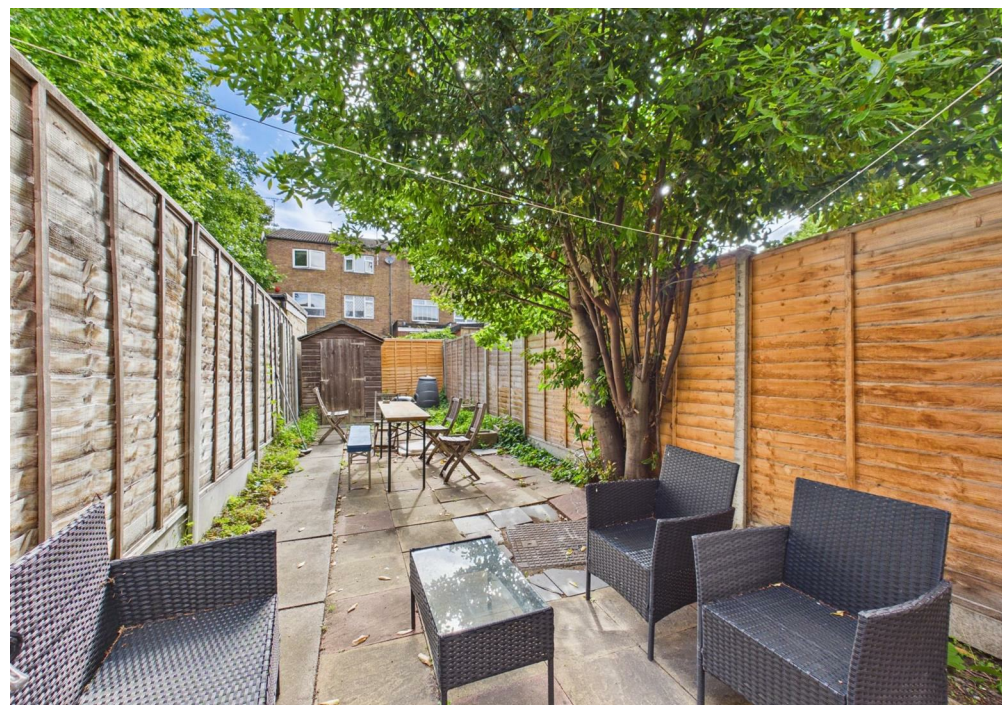
This property comes with the added bonus of having off street parking for 1 car.

Located in the heart of vibrant East London, with some of the capitals best galleries, restaurants, cafes and shops both on the road and in the wider locality. In addition to this the Columbia Road Flower Market, Brick Lane, Spitalfields, Hoxton Square and Broadway Market are all close by as are the green spaces of Haggerston Park, London Fields and Victoria Park.

The property is a short walk from Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations, as well as a large number of bus routes.

Tenure: Freehold

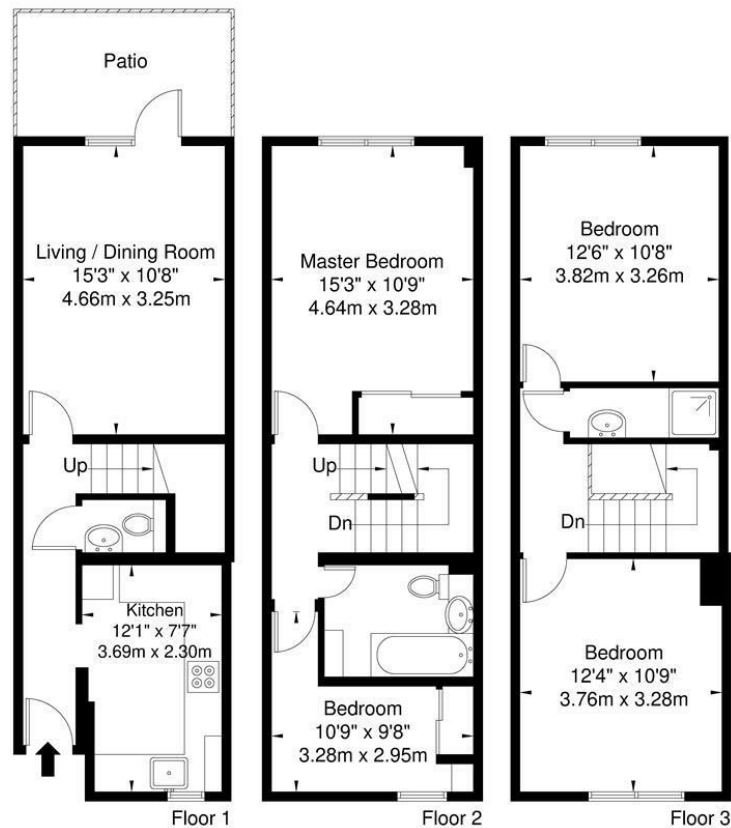
Council Tax: Band E





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Approx. Gross Internal Area = 102.0 sq m / 1093 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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