

PRICE GUIDE

**£320,000**

**Daplyn Street**

London, E1 5JE



Guide £320,000 - £340,000

Located just off Brick Lane is this bright and airy 1 double bedroom apartment set within a well presented purpose built block.

The property features a good size reception room with access to a private balcony, large double bedroom, modern kitchen family bathroom and a separate W/C.

The property is in good decorative order though out, has double glazed windows, gas central heating and wood flooring.

Daplyn Street is located moments from Brick Lane, one of the East End's most famed streets with a colourful history that records numerous different communities passing through over the centuries. The restaurants, cafes and shops both on the road and in the wider locality are popular destinations for locals and visitors alike, and considered heaven for bargain hunters, foodies and fashionistas. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as some fantastic green escapes further afield - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space.

The area has excellent transport links and is a short walk from Liverpool Street mainline station, Aldgate Underground and Shoreditch High Street Overground stations, as well as being served by a large number of bus routes.

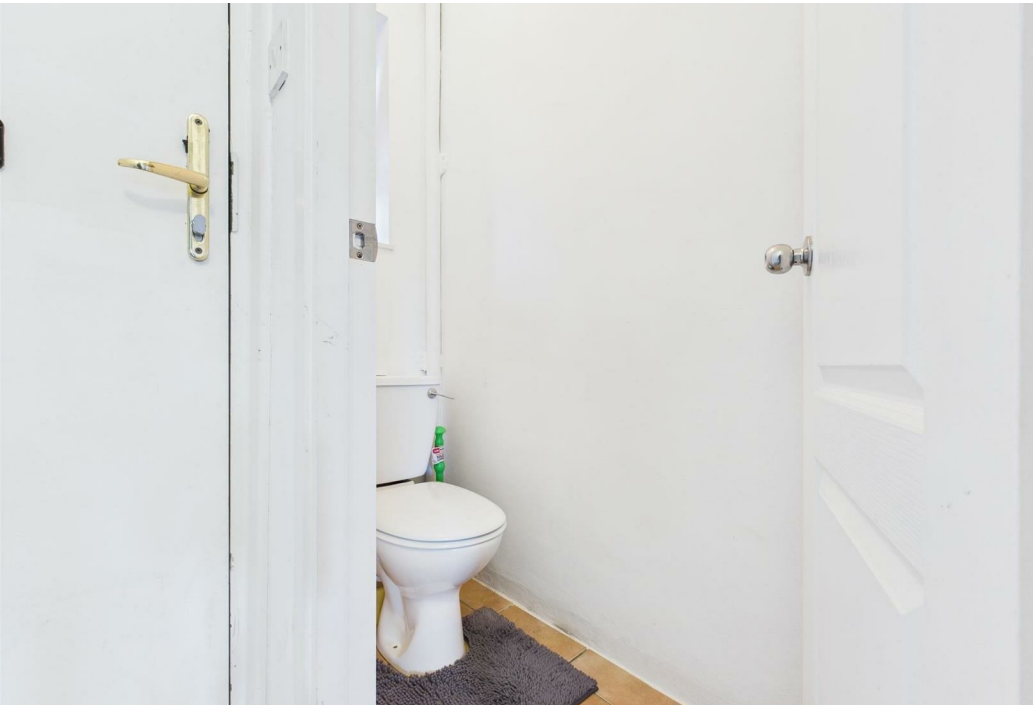
Leasehold: 100 years (approx)

Service Charge: £3000 per annum

Ground Rent: £10 per annum

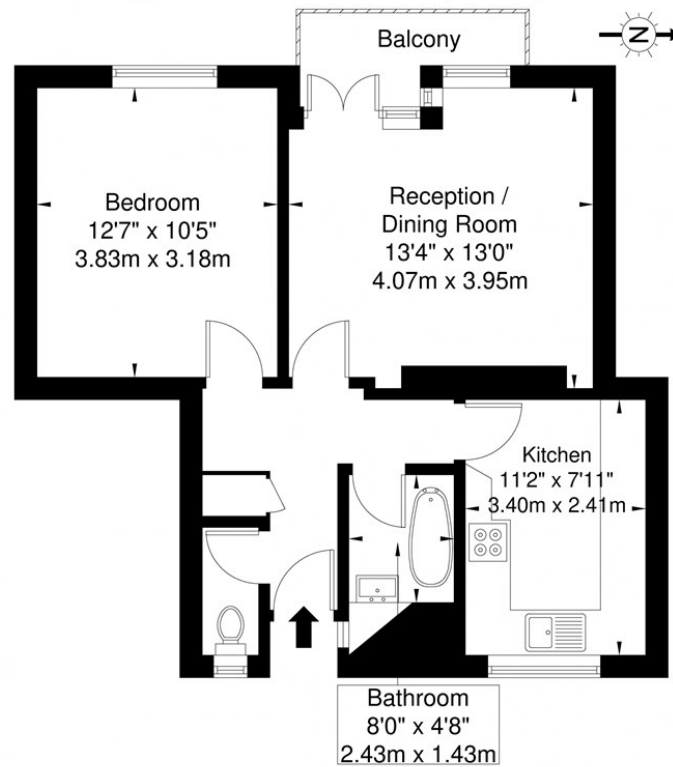
Council Tax: Band B





## Vallasky House, Daplyn Street, E1

Approx. Gross Internal Area = 48.2 sq m / 519 sq ft



Second Floor

Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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		
<b>England &amp; Wales</b>	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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