



**£485,000**

**Wellington Row**

London, E2 7BA



Offered for sale is this 2 bedroom, 2 bathroom apartment with seprate study and private balcony located just a few seconds from Columbia Road flower Market.

The property has been renovated to a high standard and features an bright open plan reception room with wood flooring, access to private balcony and a modern fitted kitchen.

There is a contemporary fitted bathroom with bath plus monsoon shower attachment and a 2nd bathroom with W/C and shower cubical.2

The property has 2 good size double bedrooms, 1 single room/study and ample storage.

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.

Offered on a chain free basis.

Council Tax: D

Leasehold: 87 years remaining

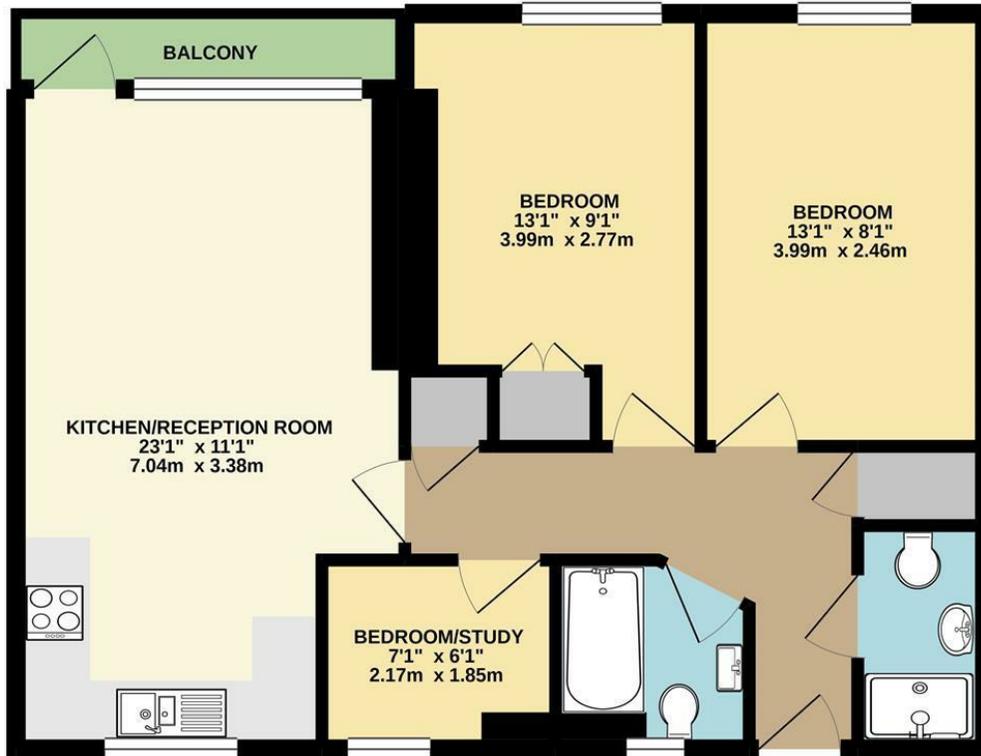
Service Charge and Building Insurance £1630 per annum

Ground Rent: £10 per annum





614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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>		69	79
(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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