



£520,000
Whiston Road
London, E2 8SH

Offered for sale is this 2 bedroom apartment set within a well presented ex-la purpose built building.

The property features a bright reception room with private balcony, 2 double bedrooms and modern kitchen and bathroom.

Located on Winston Road just a few moments from Broadway Market and London Field with Hoxton Square and Old Street.

Haggerston, London Fields and Old Street Stations are close by as well as a number of bus routes available from Kingsland Road.

Offered on a chain free basis.

Service Charge: £2700 per annum

Ground Rent: £9 per annum

Leasehold: 88

Council Tax: Band B



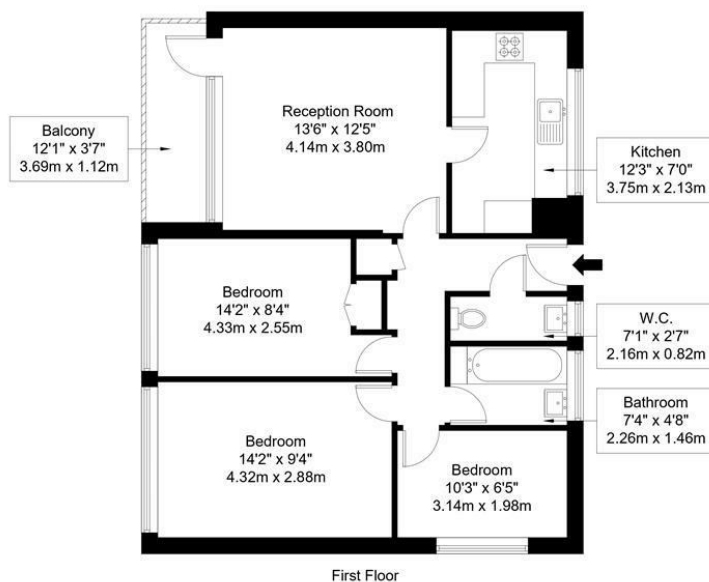


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Approx Gross Internal Area = 67.1 sq m / 722 sq ft

Balcony = 4.13 sq m / 44 sq ft

Total = 71.23 sq m / 766 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		73	81

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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