



ASKING PRICE

£550,000

Old Market Square

London, E2 7PQ

Located on Columbia Road, just a few moments walk from the Flower Market is this ground floor 2 double bedroom apartment with a private garden.

The property is in good order throughout, features a modern fitted kitchen, 2 bedrooms, separate W/C, family bathroom and storage cupboard.

There is a bright and spacious reception room with patio door leading onto a good size private garden with patio area as well as newly laid grass.

Located just moments from Columbia Road Flower Market, Brick Lane, Hoxton Square and Broadway markets are all within a short walk and makes this a really popular place to buy a home.

Superb transport links which include, Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations and plenty of bus routes into the City.

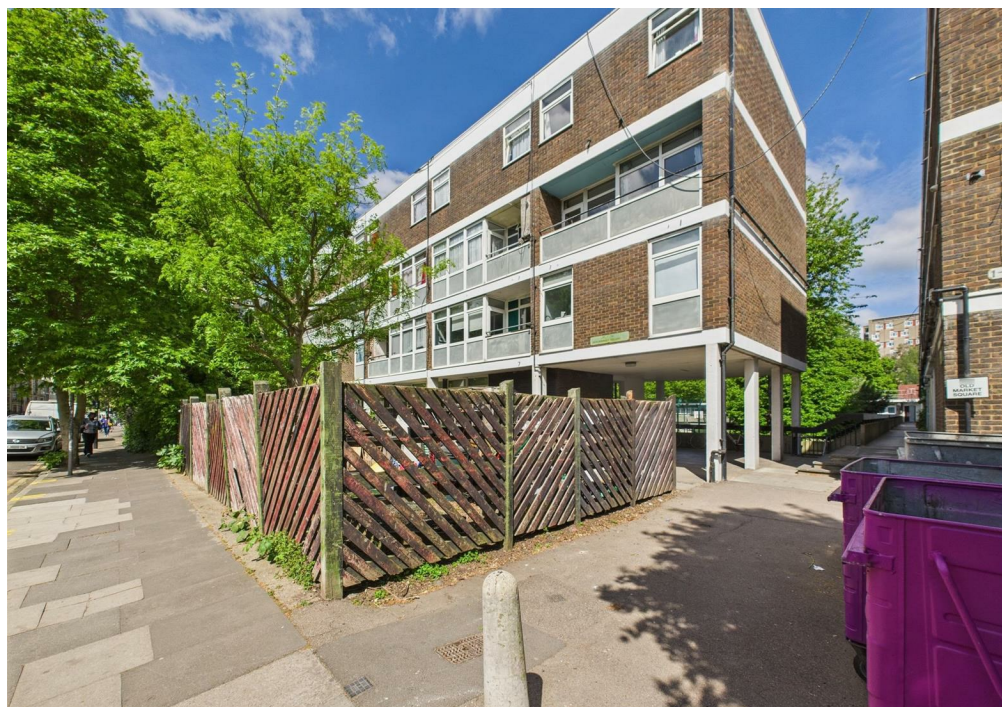
The area is served by popular early learning settings as well infant and junior schools described as 'outstanding' by Ofsted.

Leasehold: 90 years remaining

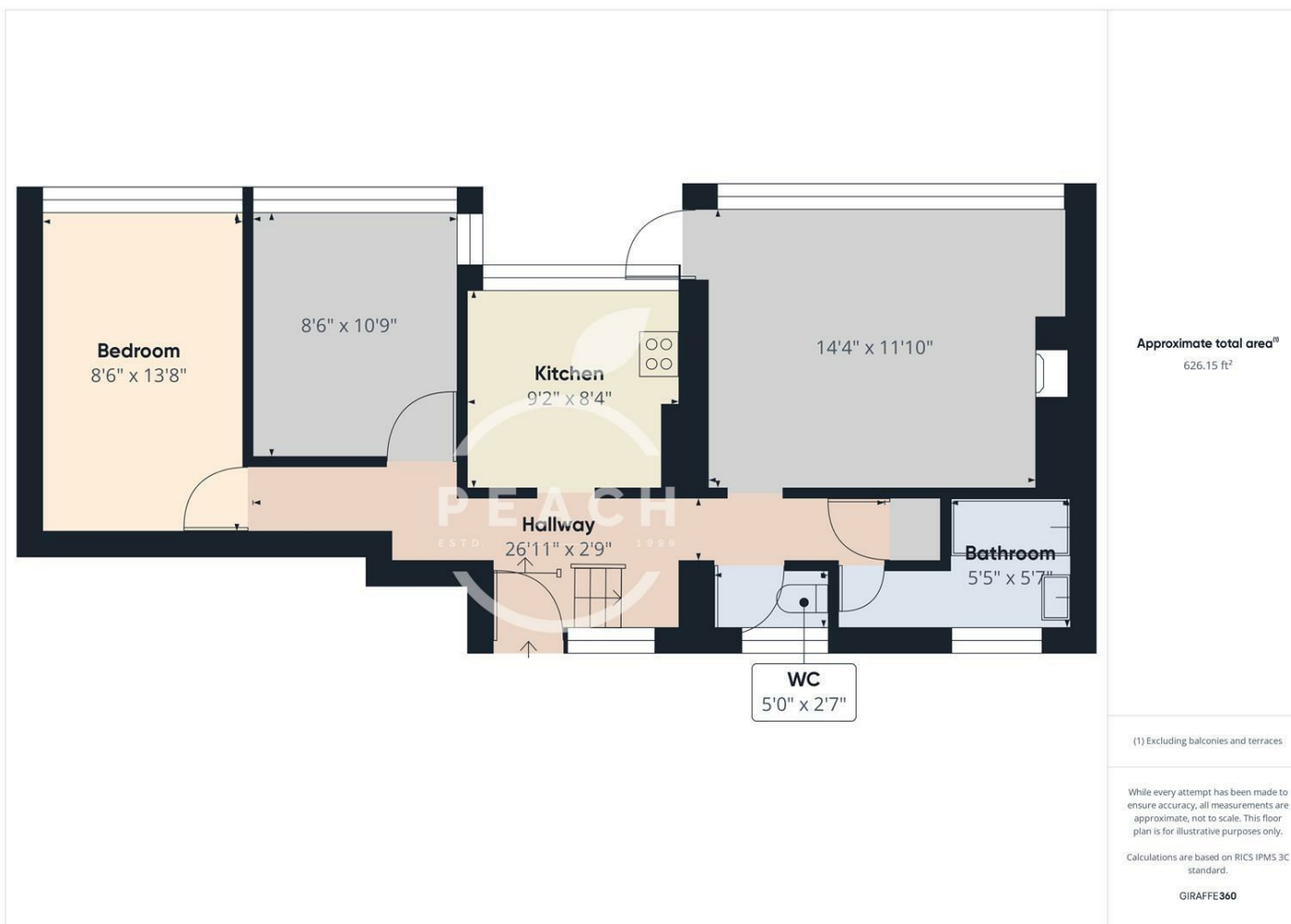
Service Charge: £2,393.28 per annum

Ground Rent: £10 per annum

Council Tax: Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

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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