



**£600,000**

**Kirton Gardens**

London, E2 7LS



Located seconds from Columbia Road Flower Market is this 3 bedroom maisonette with private garden and rear out building.

The property features a bright reception room with patio doors leading out to rear garden with features a decking area, landscaped raised flower beds, grass area and access to a purpose built outhouse with bi-folding doors ideal for a work from home space or 2nd reception room.

There is a modern fitted kitchen, understairs storage, 3 bedrooms, family bathroom and separate W/C.

Located in the heart of the vibrant East London, with some of the capitals best galleries, restaurants, cafes and bars. With Columbia Road flower market and Brick Lane just around the corner, the property is perfectly situated for exploring the rich array of famous market places, shops and parks.

Transport links include, Shoreditch High-Street, Liverpool Street, Old street and Hoxton Overground stations. With the number 8 Bus located on Bethnal Green road.

On street parking permits are also available via Tower Hamlets.

Leasehold: In the process of being extended to 182 years

Service Charge: £2200 per annum

Ground Rent: £10 per annum

Council Tax: Band C







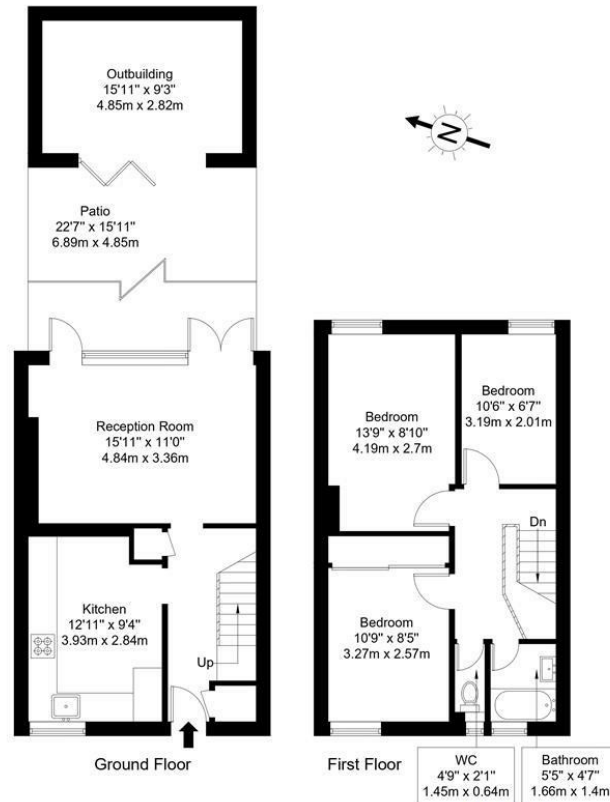
# Kirton Gardens, E2 7LS

Approx Gross Internal Area = 76.5 sq m / 823 sq ft

Patio = 33.4 sq m / 360 sq ft

Outbuilding = 12 sq m / 129 sq ft

Total = 121.9 sq m / 1312 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(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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