

£485,000

**Hackney Road**

London, E2 7QL

Offered for sale is this top floor of a small 6 apartment block, modern 2 double bedroom apartment located on Hackney Road, just a few moments from Columbia Road Flower Market.

The property features a bright and spacious reception room with plenty of natural light and access to a private balcony and loft access.

There is a separate fitted modern kitchen, contemporary fitted bathroom, 2 good size double bedrooms and recently installed doors and double glazed windows.

The property has the added bonus of coming with a secure parking space.

Set in Shoreditch, allowing easy access to these vibrant and busy parts of East London. It is particularly popular with 'creatives' and those working in the tech industries or launching new start-ups. They love the thriving art scene, trendy bars, and independent cafes that make it a cultural hotspot and an exciting area to buy a property. Shoreditch has really evolved over the past twenty years and now boasts a great range of independent stores and boutiques not found elsewhere in London. Then there's Brick Lane, Broadway and Columbia Road markets close by.

There are some excellent transport links including Hoxton Overground, Old Street tube and Liverpool Street station.

Leasehold: 154 years (189 years from 1990 )

Service Charge: £2536.68 per annum

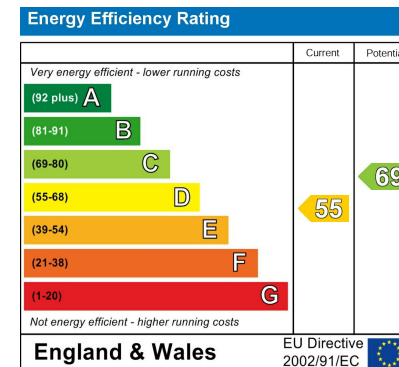
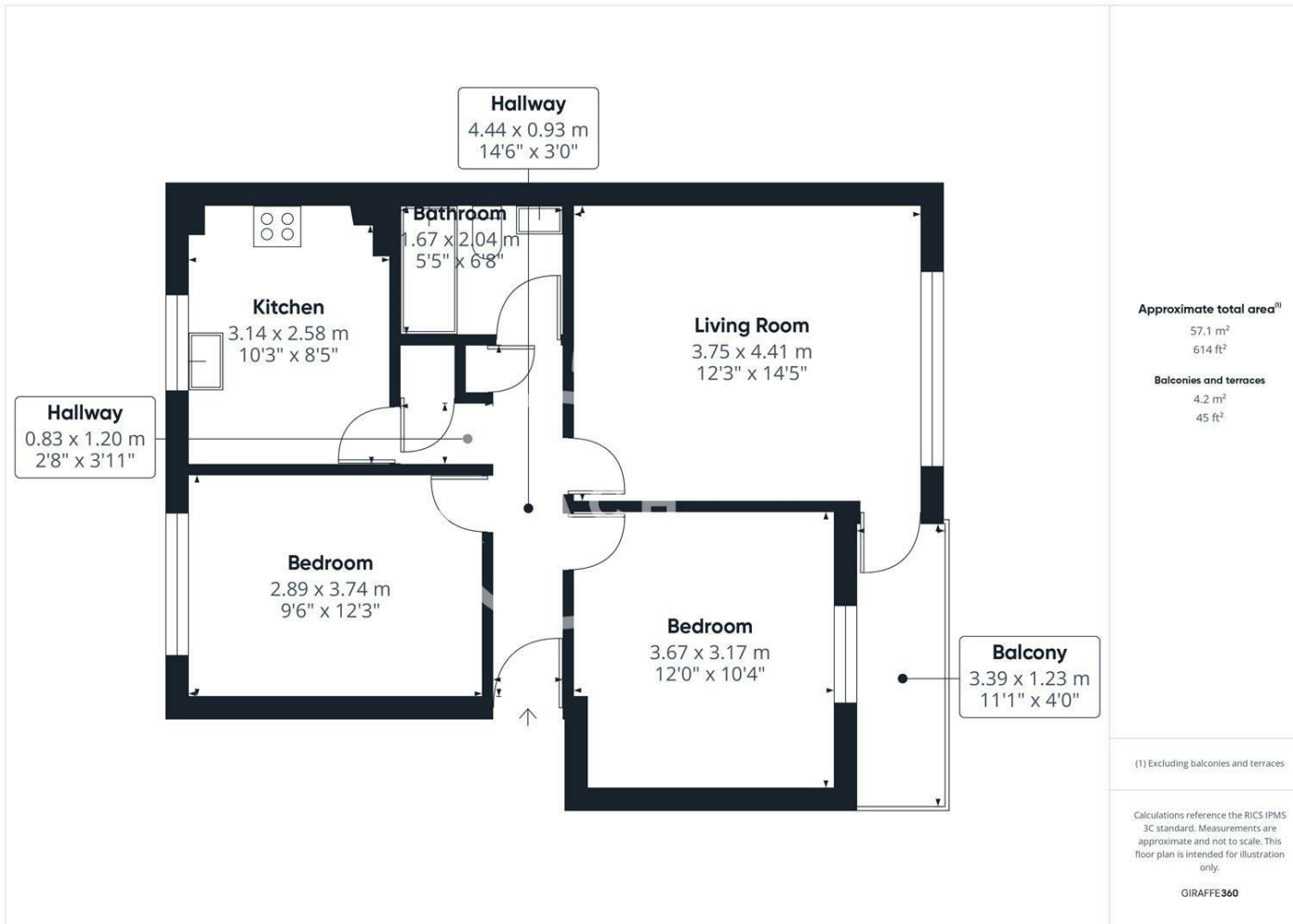
Ground Rent: zero

Council Tax: Band C









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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