



**£325,000**

**Diss Street**

London, E2 7QY



CASH BUYERS ONLY!

Located moments from Columbia Road Flower Market is this light-filled 1 bedroom apartment set within a purpose built block designed by Lubetkin and inspired by Le Corbusier.

The property features a good size reception room , double bedroom , separate fitted kitchen and modern bathroom with shower cubicle.

Located moments from the independent shops and weekly flower market of Columbia Road.

The property is perfectly situated for the City, Spitalfields market, Shoreditch, Hoxton, London Fields and Victoria Park.

A short stroll in any direction will bring you to celebrated restaurants, award-winning museums, cinemas, delicious cafes, bakeries and coffee shops, cosy pubs, independent shops and parks to suit everyone.

Within a 200-metre radius, you have an abundance of restaurants, including celebrated Brawn, Morito, Campania and Laxeiro and hidden gem, The Premises cafe and recording studio.

Travelling from this property is easy in any direction! Liverpool Street station is a short walk and connects with the Elizabeth Line (central London in two stops), Central, Metropolitan, Hammersmith and City and Circle Lines. Hoxton station is opposite with links to Highbury and Islington (North) and Clapham, Crystal Palace and West Croydon (south).

Old Street station provides access to the Northern Line and National rail to North London and Stevenage.

Aldgate East (District) Bethnal Green (central) and Cambridge Heath(national rail) are all nearby. Two bus routes leave from outside the property. Bus route no. 55 takes you centrally to Oxford Circus while no. 26 will transport you through the West End to Victoria. The 149 to London Bridge and 243 to Waterloo are a short walk away

Ravenscroft park is a popular local park and has a recently refurbished playground. Haggerston Park with in-park cafe, rose garden, the animals of Hackney City Farm, Frizzante cafe, zero-waste shop, tennis and football courts, BMX track and pirate-ship playground. Quiet oasis, Jesus Green is the perfect space for sun bathing and quiet sitting. London Fields boasts an outdoor lido, basketball courts, bbq area, table tennis, two playgrounds and the Pub on the Park. Green-Flagged Victoria Park with its playgrounds, splash pads, football and tennis courts, formal garden, lake and cafes.

Offered on a chain free basis

Tenure: Leasehold (87 years remaining)

Service Charge: £1,656 per annum

Ground Rent: £10 per annum

Council Tax: Band B







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>	78	78
(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

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com