



OFFERS OVER

£650,000

Arnold Circus

Shoreditch, E2 7JX

Overlooking the historic Arnold Circus bandstand and its peaceful Boundary Gardens - in the heart of Shoreditch - is this beautifully presented 791 square foot, 2nd floor, two-bedroom period property.

Apartments directly on Arnold Circus are rarely available and its location and feel is unique.

The property comprises a bright and spacious reception room with sash windows directly overlooking the bandstand, separate bespoke kitchen and two double bedrooms, with ample storage and wooden floors throughout.

The property has a quiet and peaceful feel and benefits from an abundance of natural light from large period sash windows, with solid wood flooring throughout.

The area

Nestled between Shoreditch High Street, Columbia Road and Brick Lane, Arnold Circus is a historic gem with a real community spirit.

There is a wealth of local amenities on its doorstep, including restaurants/cafes, shops, creative and recreational spaces and Columbia Road Flower Market.

It also benefits from excellent transport links - Shoreditch High Street (London Overground) is just a few streets away and Old Street (Northern Line and Great Northern rail) and Liverpool Street (multiple underground and rail lines) are just a 10 min walk away.

Offered on a chain free basis.

Council Tax: Band C

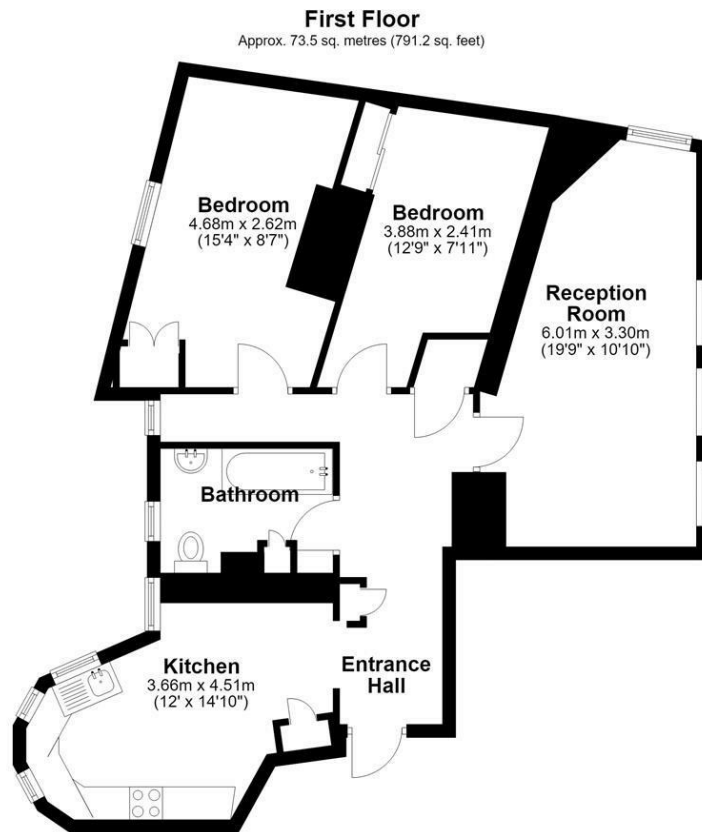
Leasehold: 89 years remaining

Service Charge: £2176.56

Ground Rent: £10 per annum







Total area: approx. 73.5 sq. metres (791.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Flat 6, Chertsey House, Arnold Circus, Shoreditch

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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