



PRICE GUIDE

**£320,000**

**Columbia Road**

London, E2 7PP



Guide Price £320,000 - £340,000

Located on the 12th floor with amazing views across London is this 1 bedroom apartment.

The property features a bright reception room with patio doors leading to private balcony. There is a good size double bedroom, fitted kitchen, family bathroom and ample storage.

Cuff Point is a striking building located in a vibrant, thriving area of East London. 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.

Columbia Road is a street in the East End of London, located in the borough of Tower Hamlets. The history of Columbia Road and its surroundings dates back to the 19th century when it was primarily an area of small-scale industry and housing for working-class families.

The building and the surrounding area have been preserved and renovated, and the street is now famous for its weekly flower market, which attracts visitors from all over London.

Superb transport links which include, Old Street, Liverpool Street 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.

Offered on a chain free basis.

Leasehold: 88 years remaining

Ground rent: £10 Per annum

Service charge: £2874 includes buildings insurance and heating/hot water

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>	77	80
(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