



GUIDE PRICE

£370,000

Columbia Road

London, E2 7NP

Guide Price: £370,000 - £390,000

Situated along Columbia Road within a charming 1800's purpose-built block, is this an unusual 1 bedroom apartment with private balcony.

The property features a bright open-plan kitchen leading to reception room with large, sympathetically restored feature windows allowing plenty of natural light. The airy bedroom has access to a balcony overlooking Columbia Road. The generously-sized bathroom has a charming white Victorian suite installed, including traditional shower and tap fixture over the bath. The building benefits from caretaker service and lift facilities.

Leopold Buildings is a striking building located in a vibrant, thriving area of East London. The block was built in 1872 and Grade II listed by English Heritage in 1994. In accordance with this special status, it was completely refurbished in 1997 in conjunction with English Heritage and has therefore accurately retained its true Victorian character. 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.

Superb transport links which include, Old Street, Liverpool Street and Shoreditch High Street Stations and plenty of bus routes into the City.

Offered on a chain free basis.

Leasehold: 105 years

Service Charge: £5,053.00

Ground Rent: Included within service charge

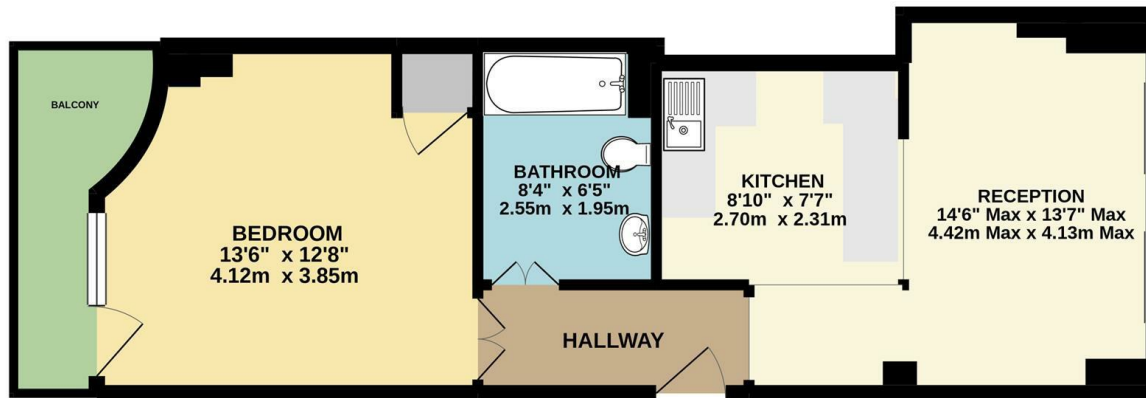
Council Tax: Band C





FLOORPLAN

455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq.ft. (42.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(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

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

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