



PRICE GUIDE

£465,000

Baroness Road

London, E2 7PW

Guide Price £465,000 - £485,000

Set within a small purpose built block in the heart of Shoreditch is this 2 bedroom maisonette which features a well designed, bright and airy reception room with patio doors leading out to a private balcony, modern fitted kitchen and understair storage.

The 1st floor features 2 good size double bedrooms, separate office and family bathroom.

Located just moments from 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, Hoxton 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: 101 years remaining

Ground Rent: £10 per annum

Service Charge: £1800 per annum

Council Tax: Band C



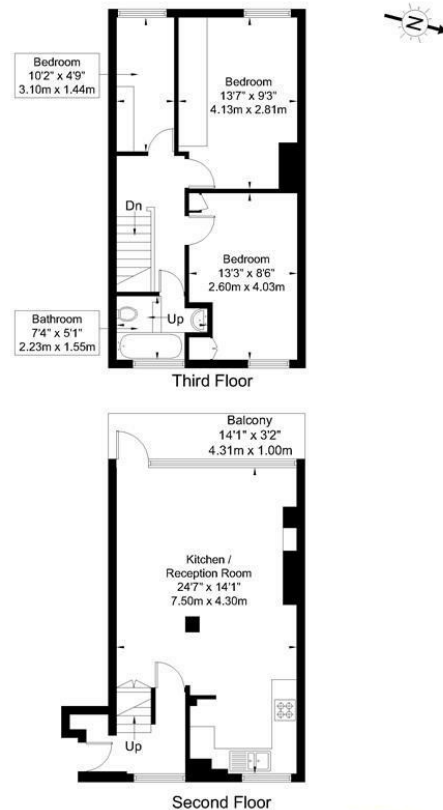


20 Baroness Road, London , E2 7PW

Approx Gross Internal Area = 68 sq m / 807 sq ft

Balcony = 5 sq m / 807 sq ft

Total = 73 sq m / 807 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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