

PRICE GUIDE

**£600,000**

# Arnold Circus

Shoreditch, E2 7JX

Guide Price: £600,000 - £650,000

Directly overlooking the Grade II listed 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. Its location and feel is unique, combining instant access to peaceful gardens, yet minutes from all the shops, cafes and amenities of Shoreditch and the City.

The property comprises a bright and spacious reception room with views of the bandstand, separate bespoke kitchen and two double bedrooms. It benefits from an abundance of natural light from large period sash windows, and has beautiful solid wood flooring and ample storage throughout. Each room has a different aspect of the Boundary estate.

The area

Nestled between Shoreditch High Street, Columbia Road and Brick Lane, the Grade II mansion block estate, with Arnold Circus bandstand at its centre, is a historic gem with a real community spirit. The streets fanning out of Arnold Circus are all lined with trees.

There is a wealth of local amenities on its doorstep, including restaurants/cafes, shops, creative and recreational spaces and Columbia Road Flower Market. The property is a stone's throw from Leila's Shop, a rustic greengrocers and café offering fresh produce all year round and the much-loved Rochelle Canteen.

The transport links are excellent. Shoreditch High Street (London Overground) is just a few streets away, and one stop away from Whitechapel for the Elizabeth Line. 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



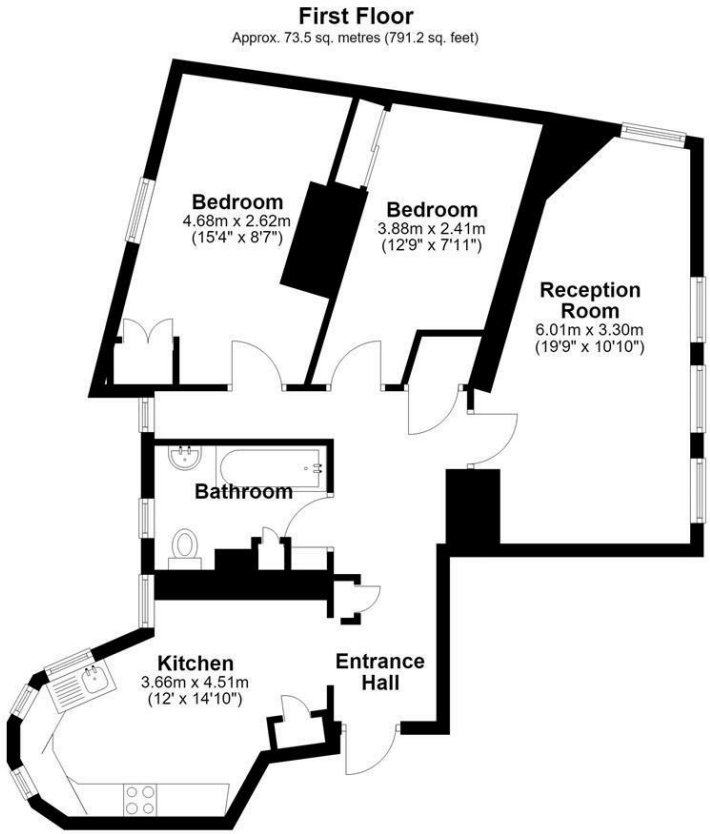








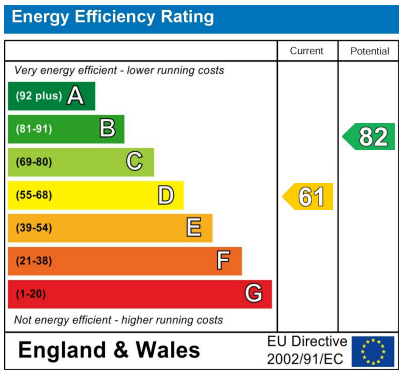





Total area: approx. 73.5 sq. metres (791.2 sq. feet)

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**




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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