



**£525,000**

**Kerbela Street**

London, E2 6DP



Two-bedroom, top floor apartment within a gated development, located moments from Brick Lane.

The property comprises a spacious living room with optional open plan kitchen, family bathroom and 2 double-bedrooms.

The development is kept in immaculate condition with a on-site porter service and communal gardens.

Kerbela Street is round the corner from Brick Lane, one of the East End's most established and recognisable destinations. The area has a long and varied history, shaped by successive communities that have contributed to its distinct character and strong local identity.

The immediate neighbourhood offers a wide range of amenities, including independent retailers, well-regarded restaurants and cafés, and popular market destinations. It remains a key draw for visitors and residents alike, particularly those seeking dining, fashion and vintage retail options.

Columbia Road Flower Market is within walking distance, while Spitalfields and Whitechapel provide further retail, cultural and commercial amenities. Several well-maintained green spaces are also easily accessible, including Haggerston Park, London Fields and Victoria Park, offering convenient outdoor leisure opportunities close to the City and central London.

The area has excellent transport links and is a short walk from Liverpool Street mainline station, Aldgate Underground and Shoreditch High Street Overground stations, as well as being served by a large number of bus routes.

Offered on a chain free basis:

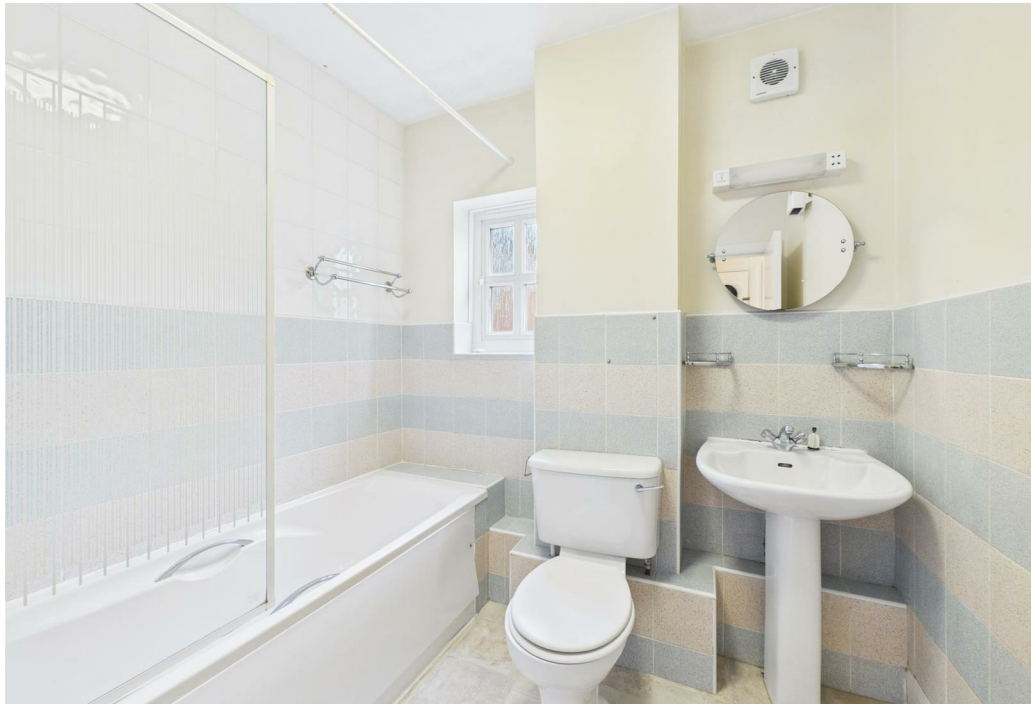
Leasehold: 92 years remaining (125 years from 1993)

Service Charge: £1641.88

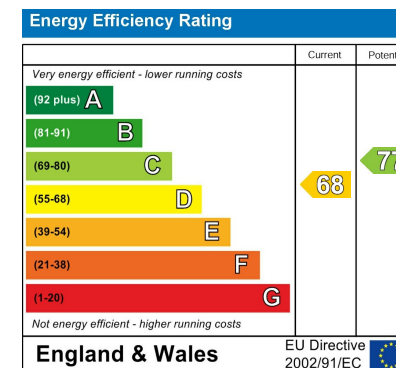
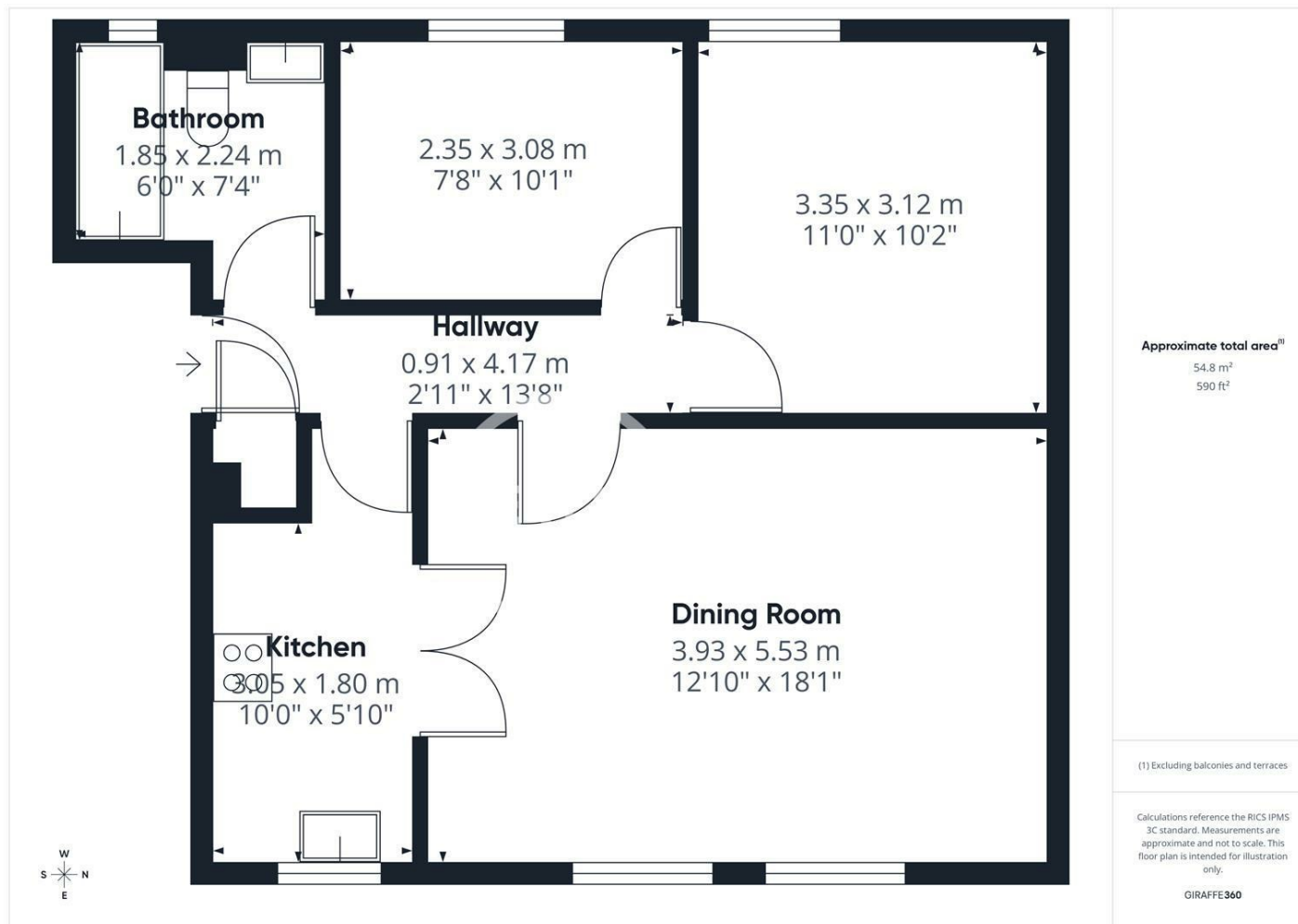
Ground rent: £50 per annum

Council Tax: Band C









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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