



**£360,000**

**Nelson Gardens**

London, E2 7AA

Located close to Columbia Road Flower Market is this well presented 1 bedroom apartment.

The apartment is set in the top floor and features a bright and spacious reception room with an abundance of natural light leading onto a contemporary fitted integrated kitchen with quartz worktops. There is a good size double bedroom with fitted wardrobes and stylish bathroom suite.

The apartment is double glazed throughout and has gas central heating.

The property is located just a short walk from Columbia Road Flower Market, Broadway Market and Brick Lane. Transport links include Bethnal Green Underground, Cambridge Heath Mainline and Shoreditch High Street Stations.

Leasehold: 84 years remaining

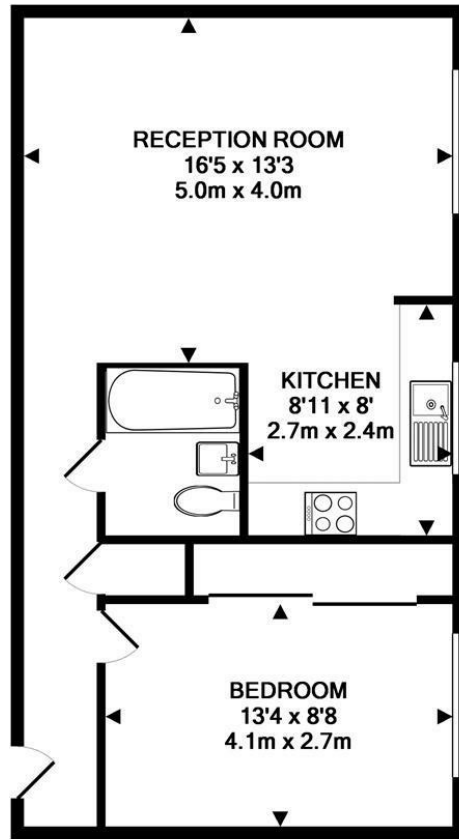
Service Charge: £1840.44 per annum

Ground Rent: £10 per annum

Council Tax: Band B







TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(55-68) D			65
(39-54) E	47		
(21-38) F			
(1-20) G			
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

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