



ASKING PRICE

£665,000

Chambord Street

London, E2 7NJ

Split level three bedroom maisonette with private rear garden situated along a quiet street in the heart of Shoreditch.

Recently renovated to a high standard, with a modern eat-in kitchen with modern appliances, down stairs W.C, naturally bright reception room with wood flooring and patio doors leading to a landscaped rear garden and patio area, upstairs features three good sized bedrooms, with one huge master and two double rooms, modern bathroom suite with shower attachment.

Located in the heart of the vibrant East London, with some of the capitals best galleries, restaurants, cafes and bars. With Columbia Road flower market and Brick Lane just around the corner, the property is perfectly situated for exploring the rich array of famous market places, shops and parks.

Transport links include, Shoreditch High-Street, Liverpool Street, Old street and Hoxton Overground stations. With the number 8 Bus located on Bethnal Green road.

On street parking permits are also available via Tower Hamlets.

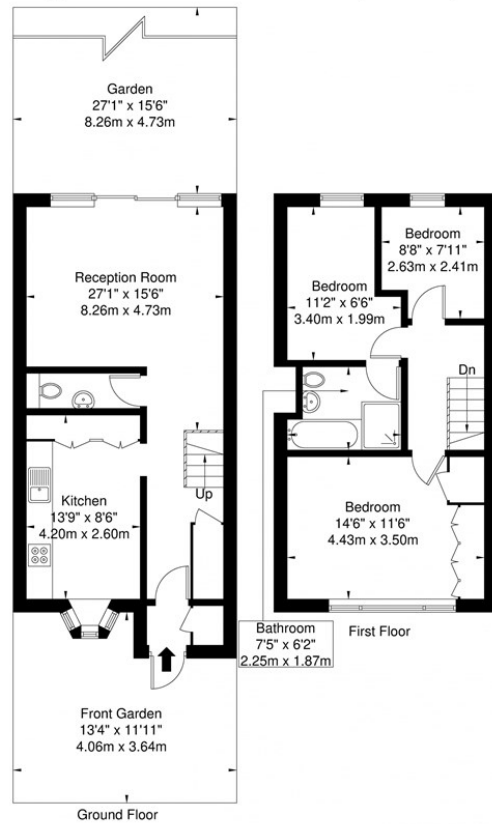
Leasehold: 211 years remaining
Service Charge: £1400 per annum
Ground Rent: £10 per annum
Council tax: Band C





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Approx. Gross Internal Area = 82.3 sq m / 886 sq ft



Ref

Copyright **BLEU PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		72	85

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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