



PRICE GUIDE

**£400,000**

**Mansford Street**

London, E2 7DN

Guide Price: £400,000 - £440,000

Ground floor 1-bedroom apartment set within a private gated development.

This lovely property features a open-plan reception room with modern fitted kitchen, and a contemporary fitted bathroom. The bedroom is to the rear of the property and has patio doors leading to a outside space.

There is secure bike storage within the development.

The property also comes with the benefit of a secure underground parking space.

Bethnal Green is a vibrant, busy neighbourhood with a colourful history with many different communities passing through over the years. The area has seen a rise in popularity and regeneration over recent decades; renovated warehouses, independent shops and coffee houses, highly rated restaurants and reclaimed vintage stores encourage lots of hipster activity and attract creative and tech types. Columbia Road Flower Market , Broadway Market and Spitalfields are close, by as well as some fantastic green escapes further afield - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space.

Transport links include Shoreditch High Street, Liverpool, Street and Bethnal Green Stations which are all within walking distance.

Leasehold: 109 years remaining on the lease

Service Charge: £2120.45 per annum and a additional approx £400 per annum for the parking

Ground Rent: £250 per annum

Council tax: Band C





**Ground Floor**  
Approx. 42.5 sq. metres (457.0 sq. feet)  
(excluding Balcony, Balcony)



Total area: approx. 42.5 sq. metres (457.0 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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**Mansford St**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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