



£675,000

Ligonier Street

London, E2 7HH

Set within a gated, Grade II Listed building within the Arnold Circus Estates is this top floor, three-bedroom apartment.

The property is spread over 924 square feet, and is in good condition throughout, with lots of natural light, solid wood flooring, sash windows and the bonus of having a recently renewed lease. The apartment benefits from a utility room/entrance area, good size reception room, fitted kitchen, family bathroom, separate W/C and 3 bedrooms.

Nestled between Brick Lane, Columbia Road flower market and Shoreditch High-Street, the Arnold Circus 'Boundary' estate has a fascinating history. It gets its name because it marked the boundary where 19th Century policemen stopped their beat and it was Britain's first social housing development after being transformed from the dreadful Victorian slums that inspired Dickens, where disease and gang crime were rife.

With both Liverpool Street and Old Street tube stations within an easy walk and the added benefit of Shoreditch High-Street and Hoxton Overground stations being close by, this property is really well located for city commuters and West End for city workers and West End life.

Brick Lane and Broadway markets are within close proximity.

Offered on a chain free basis.

Council Tax: Band C

Leasehold: 173 years left

Service Charge: £1993.29 per annum

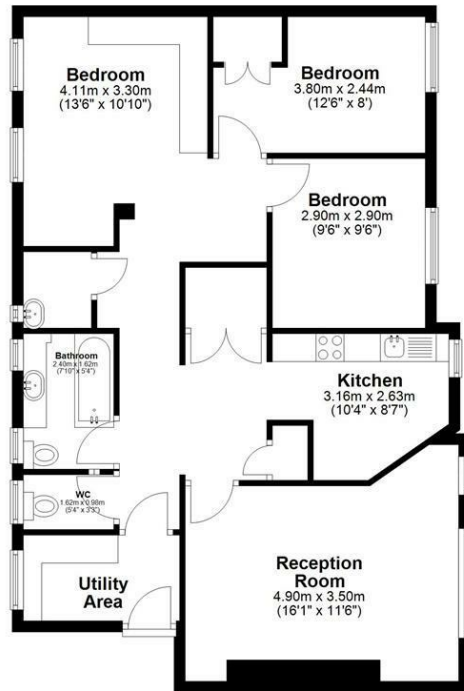
Ground Rent: zero per annum







Fourth Floor
Approx. 85.9 sq. metres (924.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Benson House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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