



## PURCELL STREET, LONDON, N1 N1 6RD

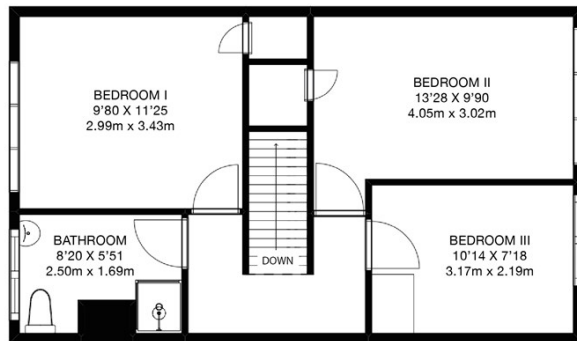
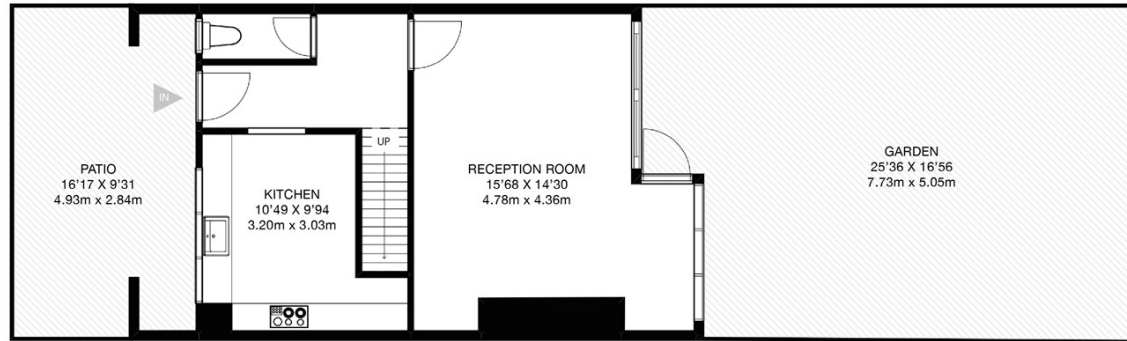
£525,000  
LEASEHOLD

A beautifully presented, spacious three double bedroom split level apartment situated moments from Shoreditch Park.

The property comprises of three bedrooms, separate fully integrated kitchen, reception room with direct access to a private garden and a modern tiled bathroom.

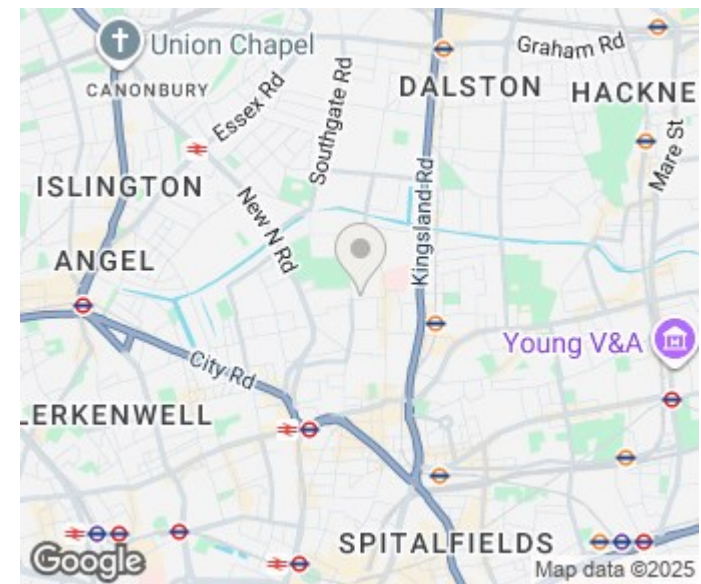
Purcell Street is located in a quiet cul de sac moments from Columbia Road with its fantastic weekly Flower Market. The amenities of Shoreditch and Angel are close by with close proximity to the City.

**Hemmingfords**



APPROX. GROSS INTERNAL TOTAL FLOOR AREA  
743.78 sq ft - 69.10 sq m

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. For the avoidance of doubt, Dyego Rodrigues Photography shall not be liable for any reliance on these measurements. © 2020 Dyego Rodrigues. www.dyegorodrigues.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(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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