

Flat 31 The Spectrum Building, East Road, London, N1 6FB

Asking Price £490,000

- Balcony
- Close to public transport

Flat 31 The Spectrum Building, London N1 6FB

Alwyne Estates are delighted to offer this very good sized one bedroom apartment set within a modern purpose-built block offered chain free.

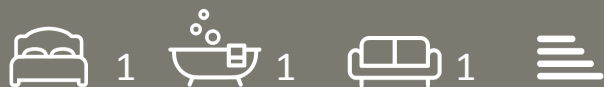
Beautifully appointed the property is incredibly light throughout and has a private balcony that leads off the reception room and fully integrated kitchen, contemporary bathroom and good size double bedroom with built-in wardrobes and large windows. There is underfloor heating throughout.

The property is situated in close proximity to Old Street Roundabout within easy walking distance of The City, Hoxton Square, Shoreditch and the Regents Canal.

There is a vast selection of shops, bars and restaurants nearby.

Easy access to both Underground and Overground stations at Old Street and Hoxton.

LEASE 150 years from June 2012



Council Tax Band:



Full description

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Service charge approx. £2500 per annum including ground rent.

Price £550,000.



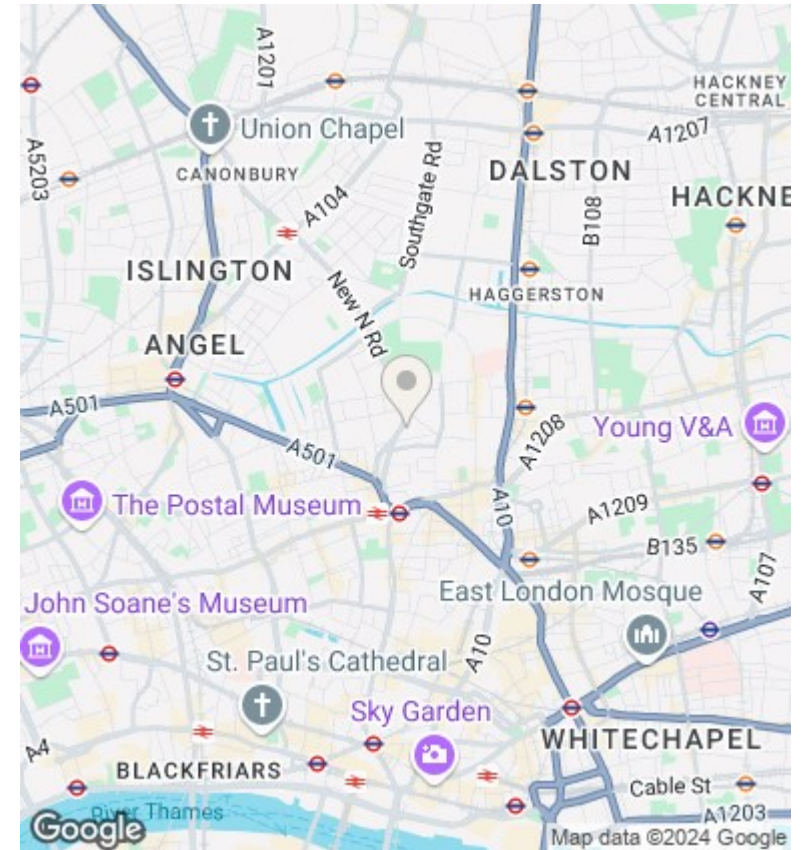


Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	