



Stephen Court 5 Diss Street, London, E2 7QX

£450,000

A 1 bedroom apartment for sale located in the heart of Shoreditch E2, minutes from Shoreditch Station, Columbia Road and Brick Lane.

Comprising open plan living room with luxury fitted kitchen, access to a rear facing balcony, fitted bedroom and luxury bathroom suite, solid wood flooring and situated within a secure gated development.

Residents roof garden.

Short walk to Shoreditch station, Liverpool Street station and Old Street.

Service charge £3720 per annum
Ground rent £350 per annum
Lease: 243 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- HEART OF SHOREDITCH
- 2ND FLOOR
- 3 MIN WALK TO HOXTON ST
- ONE BEDROOM FLAT
- BALCONY TO REAR
- LOCATED OFF SHOREDITCH HIGH ST
- 4 MIN WALK TO COLUMBIA ROAD
- 535 SQUARE FEET
- EXCELLENT 1ST TIME PURCHASE

Stephen Court 5 Diss Street, London, E2 7QX



STEPHEN COURT



KITCHEN



RECEPTION ROOM



KITCHEN



BEDROOM



RECEPTION ROOM

Stephen Court 5 Diss Street, London, E2 7QX



BEDROOM



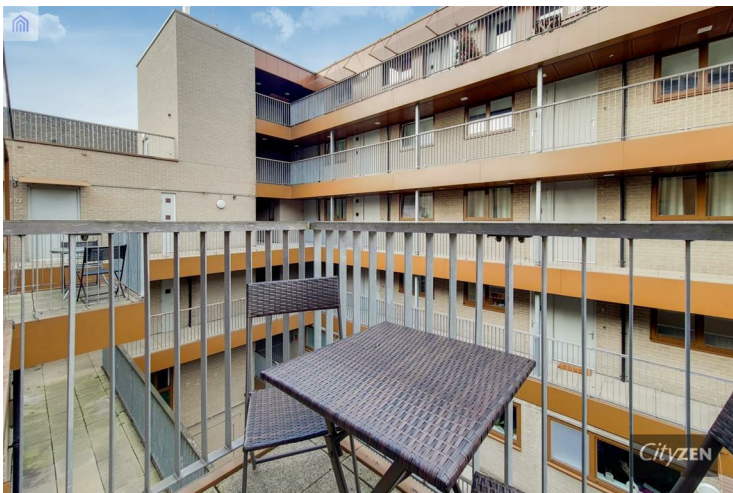
STEPHEN COURT



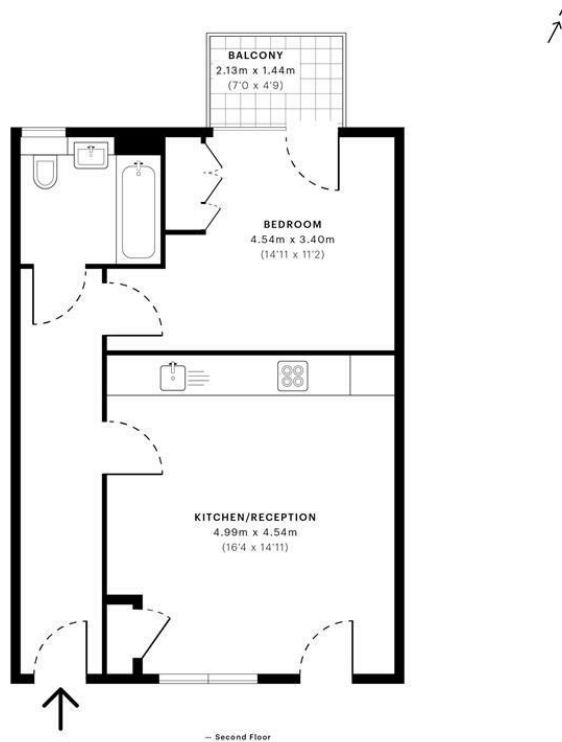
BATHROOM



VIEW FROM BALCONY



BALCONY



GROSS INTERNAL AREA (GIA)
The footprint of the property.
49.74 sqm / 535.40 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes walkways, restricted head heights.
47.90 sqm / 515.59 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.04 sqm / 32.72 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m.
0.00 sqm / 0.00 sqft

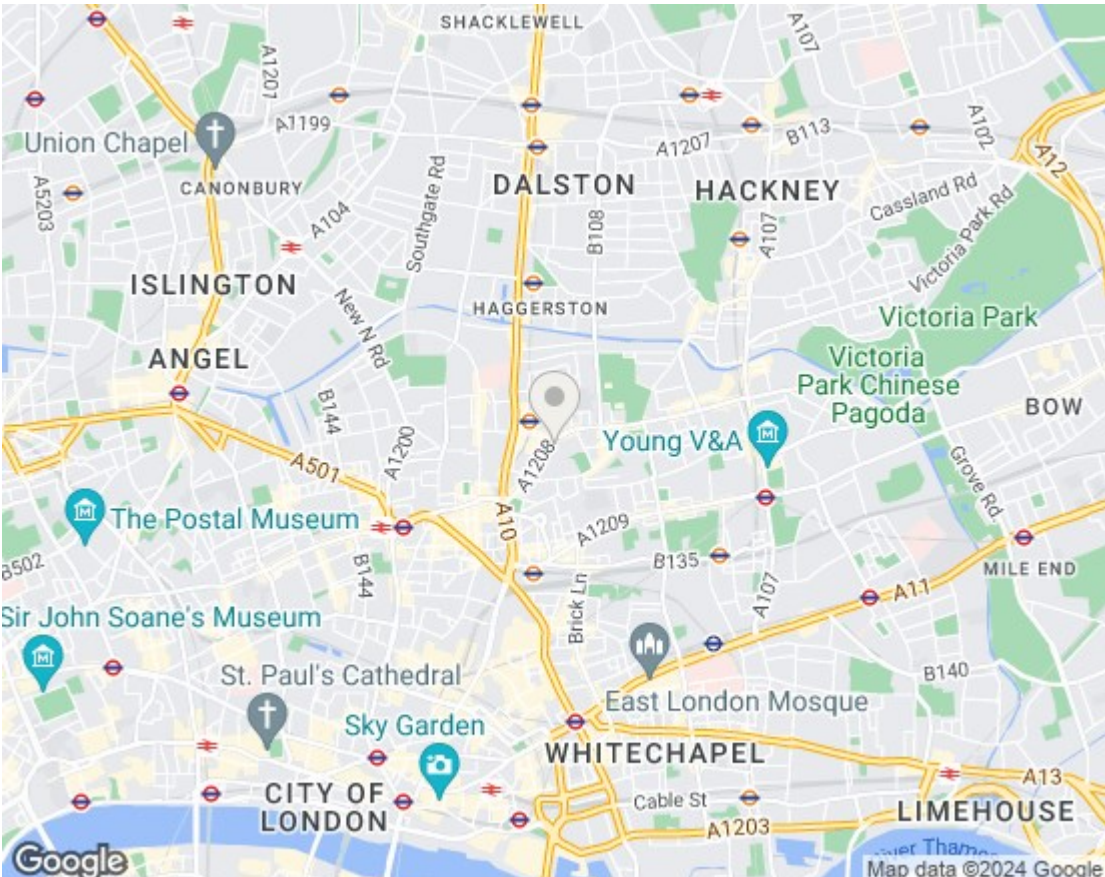
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 52.45 sqm / 566.87 sqft
IPMS 3C RESIDENTIAL 51.20 sqm / 551.31 sqft

spc id: 61899f62bdc830d788e34



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.