

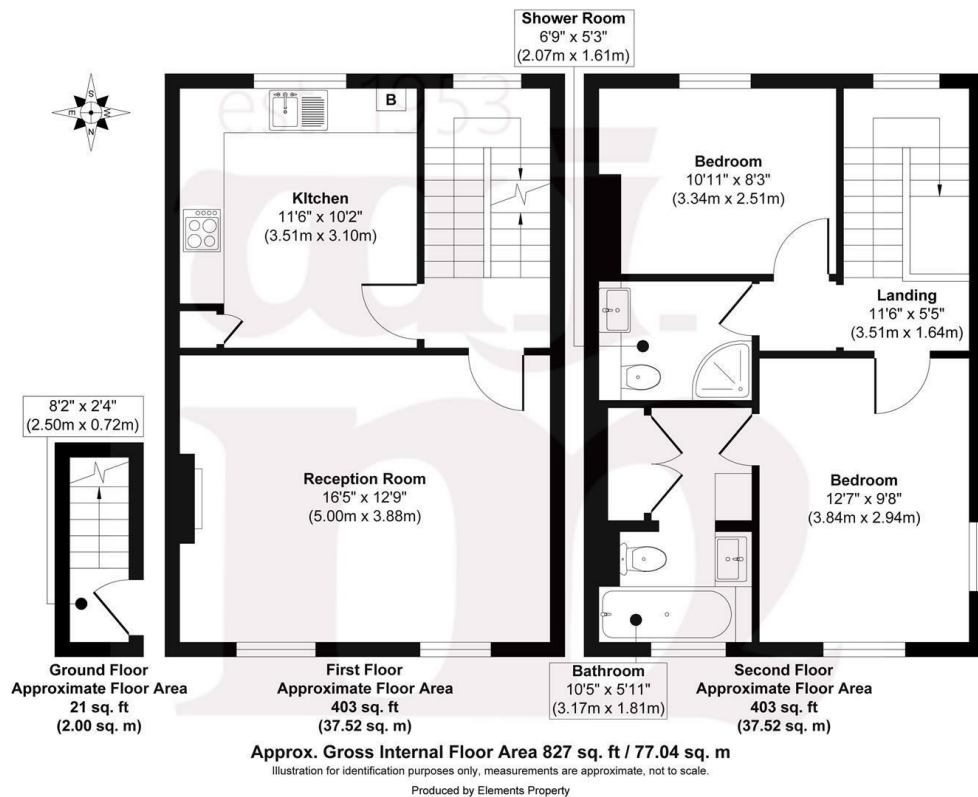


PEARSON STREET, E2

£650,000 SHARE OF FREEHOLD

- Share of freehold
- 827sq ft / 77sq m
- Original character features
- Chain free
- Bright and spacious accomodation
- Building dates back to 1876

wj.
meade



WJ Meade are delighted to present this impressive split level apartment across the upper floors of an end of terrace Grade II Listed Georgian townhouse. Prominently positioned within the Kingsland Conservation Area just moments from Hoxton overground station. Starting with gated access to the side, with a private entrance and then stairs up to the first floor to the eat-in kitchen and separate reception room. On the top floor the master bedroom has a walk-in wardrobe and a stylish en suite bathroom, second bedroom and shower room. Ideally situated amongst Shoreditch, Haggerston and The City.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Buildings Insurance £1,382.81

999 years lease

Council tax band C

Current EPC Rating 71

Tenure: Leasehold - Share of Freehold

