



## 4 Minerva Street, , London, E2 9EH

- One Double Bedroom Apartment
- Fully Integrated Modern Kitchen
- Contemporary Bathroom
- Floor To Ceiling Windows
- EPC: B
- Spacious Open Plan Lounge
- Private Terrace
- High Ceilings
- Share Of Freehold
- Offered Chain Free

**£500,000**





# 4 Minerva Street, , London, E2 9EH

## DESCRIPTION

A delightful one bedroom apartment within a converted warehouse set on quiet residential street just off Hackney Road. Offering a bright and expansive interior the property comprises of one double bedroom, luxury bathroom, large open plan kitchen lounge with generous space for dining and entertaining.

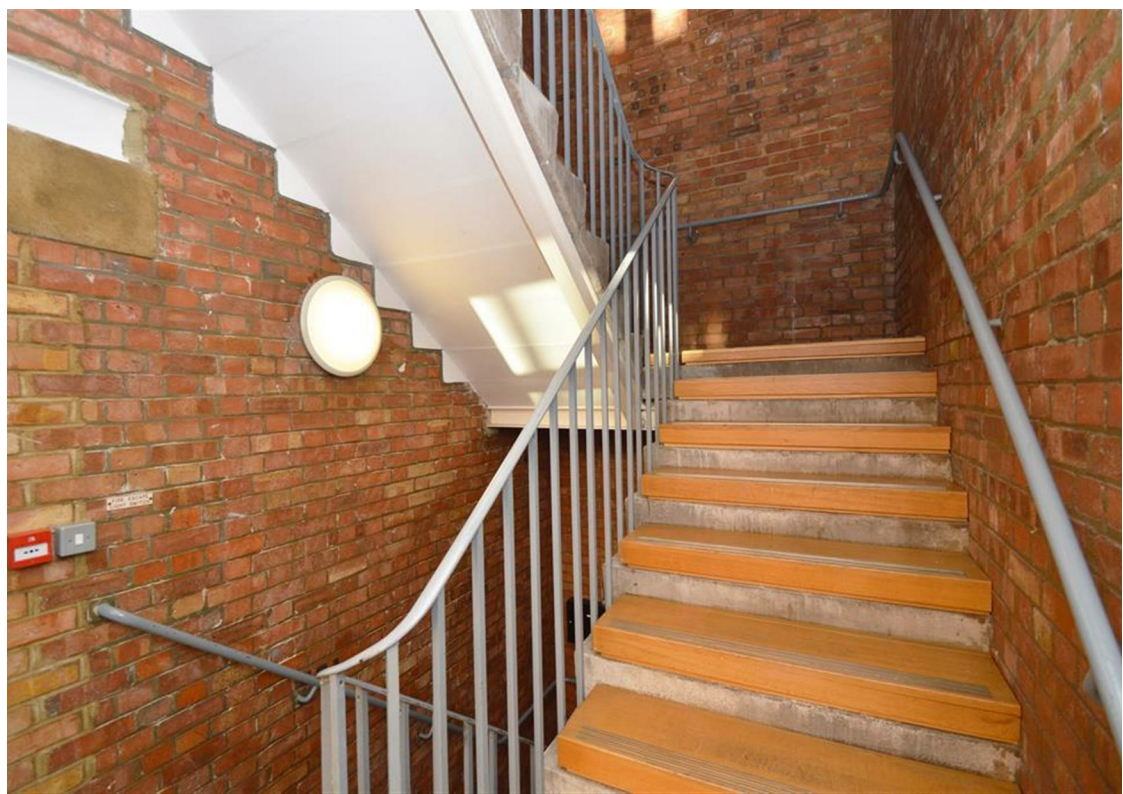
Further benefits include a south facing private terrace, resin floors and floor to ceiling windows.

Enviably located just off Hackney Road which is moments from the world famous Columbia Road Flower Market and trendy Broadway Market. Excellent transport links into the City with Bethnal Green Tube and Cambridge Heath Overground stations both within a short walk.

Share Of Freehold

Service Charge = £1,343.32 pa









### Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.