



Columbia Road, , London, E2 7PP

- One Bedroom Apartment
- Private Balcony
- Spacious Interior
- Enviably located
- 7th Floor
- Bright Exterior
- Service Charge Includes Heating & Hot Water

£340,000



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DESCRIPTION

Set on the 7th floor of a well-maintained purpose-built block, this exceptional one-bedroom apartment offers a rare blend of brightness, space, and a sought-after location on the iconic Columbia Road. Boasting an east-facing aspect, the property is bathed in an abundance of natural light, creating a warm and inviting atmosphere throughout. The generously proportioned lounge provides a perfect space for relaxation and entertaining, with direct access to a private balcony where you can enjoy tranquil moments and vibrant city views. The modern interior is thoughtfully designed and features a fully fitted kitchen, as well as a modern fully tiled bathroom that complements the contemporary feel. The block has recently undergone extensive renovations, including the installation of new double-glazed windows, an upgraded heating system, and improvements to both the external façade and internal areas.

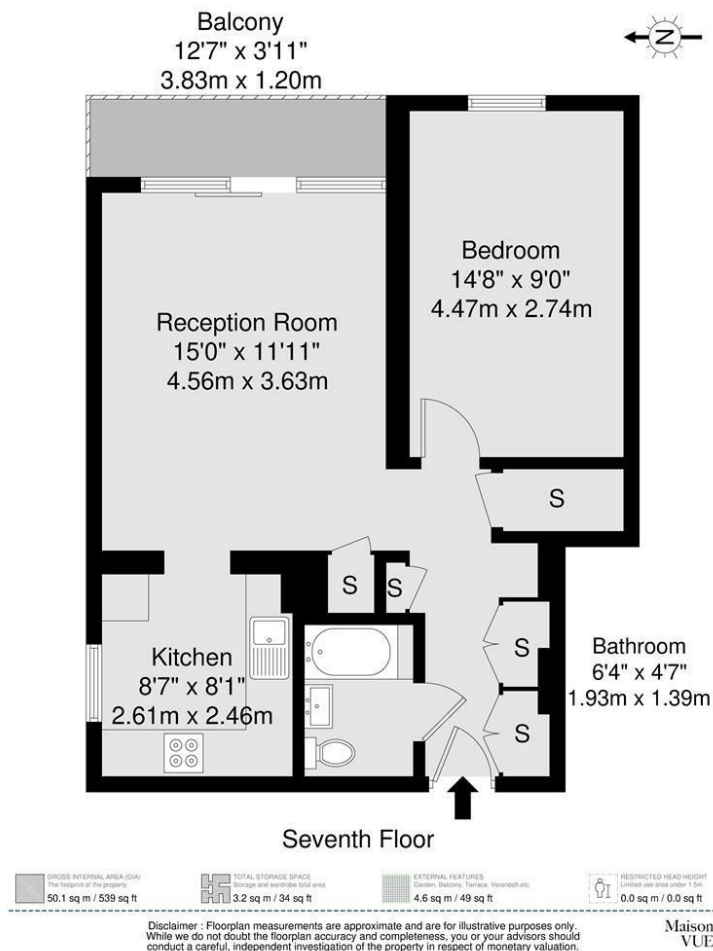
Perfectly situated on Columbia Road, this apartment places you just moments away from the world-famous Columbia Road Flower Market, surrounded by the vibrant energy and excellent amenities of the Shoreditch Triangle. Enjoy a wealth of trendy cafes, boutique shops, and eclectic dining options right at your doorstep.

The property benefits from outstanding transport links, with Old Street, Shoreditch High Street, and Liverpool Street stations all within easy reach, providing seamless access to the City, Canary Wharf, and beyond. Whether you're a first-time buyer, investor, or simply seeking an idyllic urban retreat, this apartment delivers on all fronts.

**** Service charge includes heating & hot water. ****







Viewings

Please contact 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) A			
(81-91) B			
(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	

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.