

Vyner Street, E2



Set within The Cube on the sought after Vyner Street, Blakestanley are excited to bring this contemporary three-bedroom apartment with sun terrace to the market. Situated on the second floor and finished to a high specification the property comprises a spacious open plan reception/kitchen which is fully integrated, including solid stone worktops, three double bedrooms with built-in wardrobes and two bathrooms. One bedroom contains an ensuite shower room and another provides access to the sun terrace. Bathed in natural light throughout other benefits include wood flooring, lift access and a secure residents bike store. Ideally positioned for an array of transport links including Cambridge Heath Overground, Bethnal Green Underground and numerous local bus routes all offering easy access to Shoreditch, the City and beyond. The open green spaces of London Fields and Victoria Park are a short walk away, as are Broadway Market, Victoria Park Village and Regents Canal.

£875,000
Leasehold

KEY FEATURES

- Three double bedrooms
- Private sun terrace
- Two bathrooms
- Open plan living reception/kitchen/diner
- Close to Overground and Underground stations
- Between the two green open spaces of Victoria Park & London Fields
- Highly rated local fine dining
- A stroll from Regents Canal

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 142years	(Advised by Vendor)
SERVICE CHARGE:	£2,033.00 p.a.	(Advised by Vendor)
GROUND RENT:	£450.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,047.85	(Advised by Vendor)
LOCAL AUTHORITY:	Tower Hamlets London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.











SECOND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, fixtures and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The owners, suppliers and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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