

Goldsmiths Row, E2



Blakestanley offers to the market with no onward chain, this generously proportioned three bedroom purpose built flat. The property is situated on the top floor and comprises 743sqft (69.1sqm) of living space including a separate kitchen and reception room, three double bedrooms, bathroom and a WC. This 1950's brick built development is synonymous with high ceilings, substantial and solid walls and built-in storage. Located seconds away from Broadway Market puts the property in the epicentre of our beloved Hackney. Traveling into town made easy with the choice of Bethnal Green Underground and London Fields Overground stations. Moments of tranquility in our bustling town can be found in the green open spaces of London Fields and Haggerston Park and a stroll away from Regent's Canal.

£490,000
Leasehold

KEY FEATURES

- Three double bedrooms
- Separate Kitchen and reception room
- Top floor with lift access
- Sold as chain free
- Located south of Broadway Market
- Ample storage solutions
- An array of transport links
- Green open spaces of London Fields and Haggerston Park

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 103 years	(Advised by Vendor)
SERVICE CHARGE:	£2,300.00 p.a.	(Advised by Vendor)
GROUND RENT:	£9.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band B - £1,460.17 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney 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.





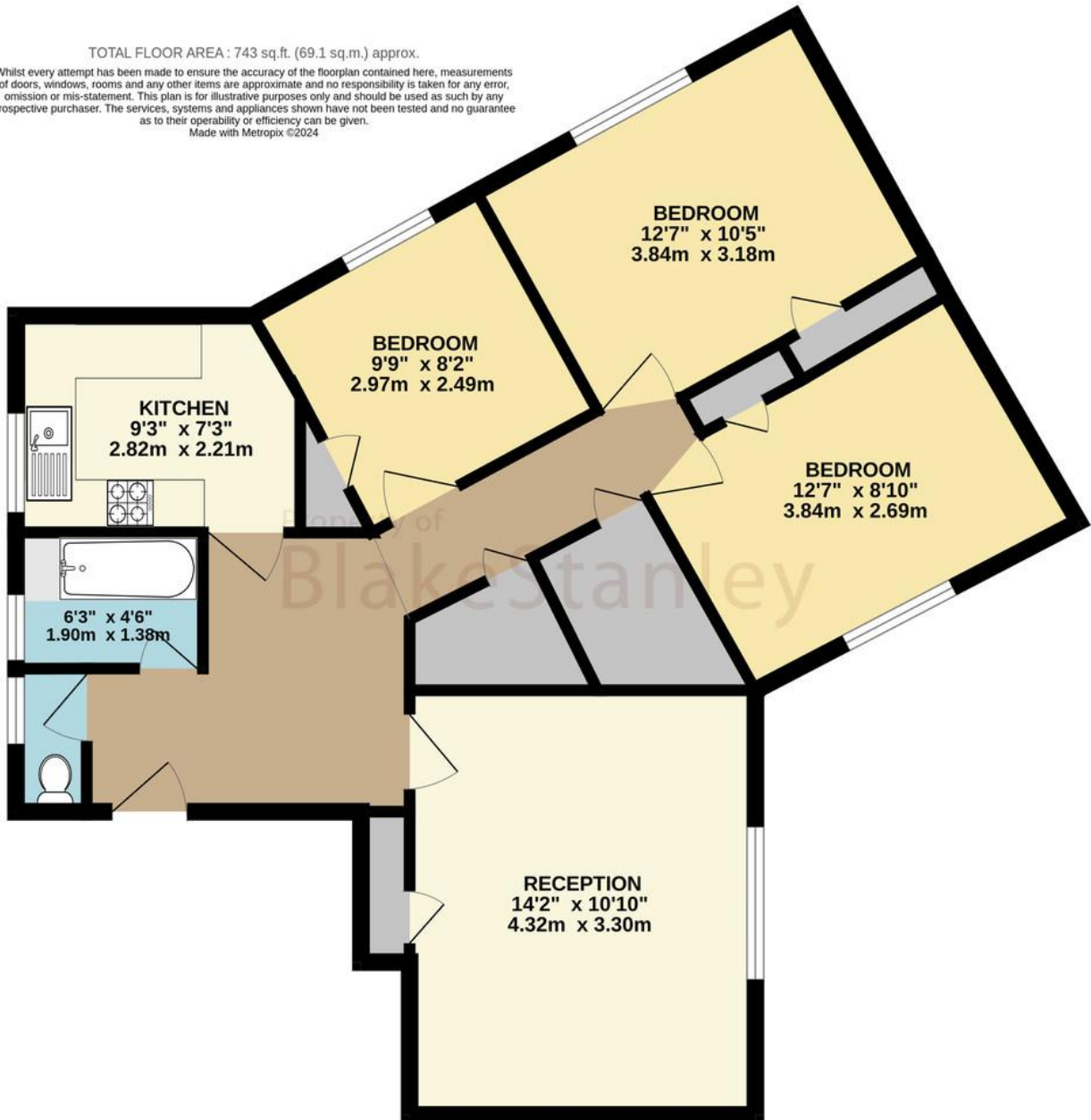






TOTAL FLOOR AREA : 743 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4TH FLOOR
743 sq.ft. (69.1 sq.m.) approx.