

Nursery Lane, E2



Overlooking Regent's Canal is this well presented two bedroom apartment with balcony. The property, situated on the third floor, comprises a reception room leading to the balcony that overlooks Regent's Canal, a fitted kitchen, two double bedrooms and two bathrooms. This property also benefits from off street parking and a vast communal roof terrace. Located within easy reach of Shoreditch and the City whilst also being surrounded by numerous transport links, inc. Bethnal Green and Hoxton. The green spaces of Haggerston Park, London Fields and Victoria Park are moments away whilst the vibrant life of Broadway Market and Columbia Road are also close by. Being sold chain free.

£550,000
Leasehold

KEY FEATURES

- Communal roof terrace.
- Balcony overlooking the canal.
- Semi open plan living.
- Two bedrooms & two bathrooms.
- Off street parking.
- Close to Haggerston Park, London Fields and Victoria Park.
- An array of transport links.
- Being sold chain free.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 154 years	(Advised by Vendor)
SERVICE CHARGE:	£2,139.36 p.a.	(Advised by Vendor)
GROUND RENT:	£50.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,966.51 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.



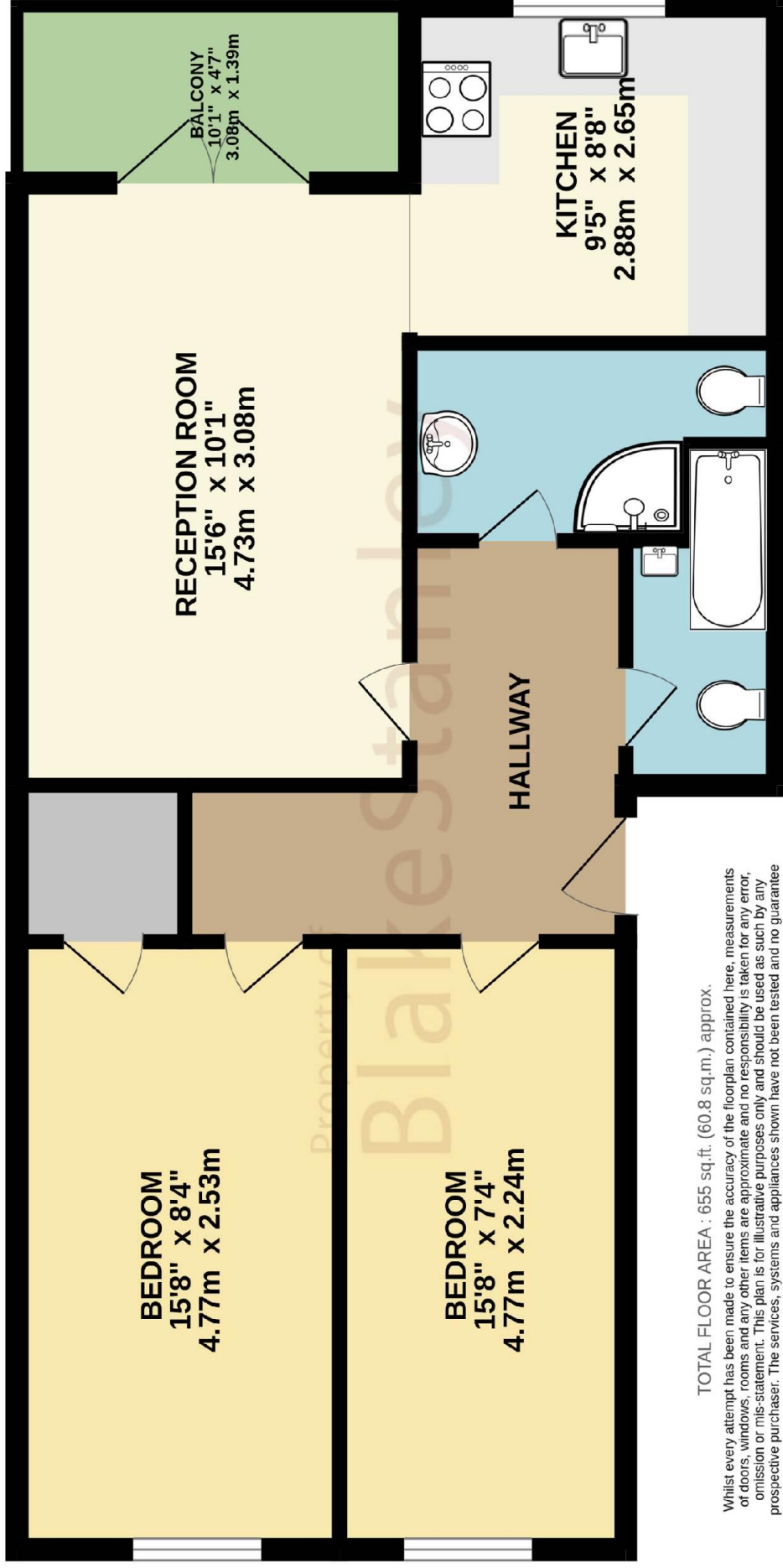








THIRD FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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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