

# Queensbridge Road, E2



Set on the ground floor of a charming Georgian conversion is this generously proportioned one bedroom flat. The property comprises a spacious and bright reception room, separate kitchen, one double bedroom and three piece bathroom suite. It also benefits from its own patio space and communal gardens to the rear of the building. The property is excellently positioned for easy access to Shoreditch and the City whilst the vibrant life of Broadway Market and Columbia Road is in walking distance. London Fields, Haggerston Park and Victoria Park are moments away, as are the transport links of Bethnal Green, Liverpool Street and Hoxton. Offered to the market chain free.

**£460,000**  
**Leasehold**

**KEY FEATURES**

- Generously proportioned Georgian conversion.
- Separate reception room and kitchen.
- One double bedroom.
- Three piece bathroom suite.
- Access to its own patio area and the communal gardens.
- Broadway Market & Columbia Road.
- An array of amenities & transport links.
- Being sold chain free.

**ENERGY PERFORMANCE CERTIFICATE**

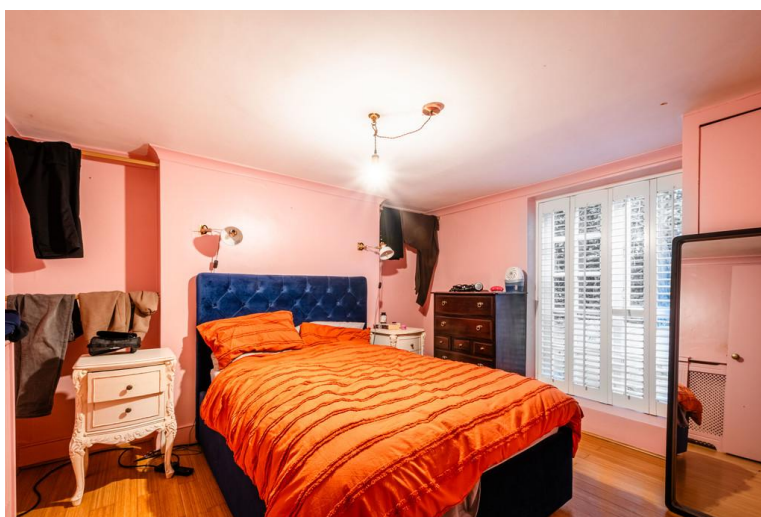
**Awaiting EPC**

**ADDITIONAL INFORMATION**

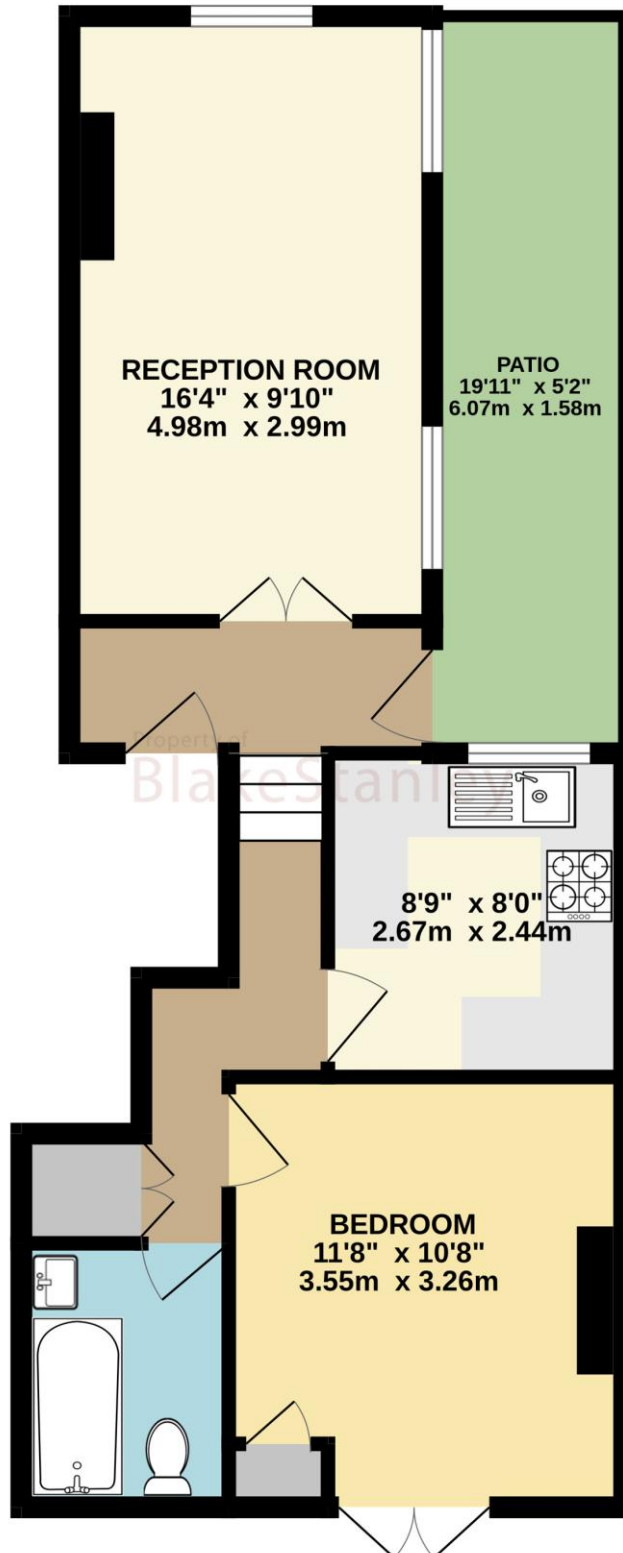
TENURE:	Leasehold – 145 years	(Advised by Vendor)
SERVICE CHARGE:	£2,004.94 p.a.	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,748.00 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

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.





LOWER GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 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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