



Old Market Square, London, , E2 7PQ

£475,000

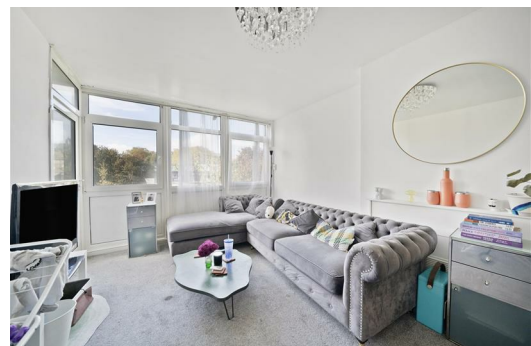
Elms Estates are excited to be able to offer to the market For Sale this Three Bedroom Maisonette located just off Columbia Road.

The property is advantageously located just moments from Shoreditch High Street Station and is within walking distance to Liverpool Street Station giving you easy access across London. Columbia Road Flower Market also being moments away, whilst also offering a wonderful lazy Sunday morning stroll to the vibrant Broadway Market. This location has a lot on offer with an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is bright and spacious throughout being arranged over two levels with the ground floor comprising of a large reception room, separate kitchen and balcony. On the first floor there is three double bedrooms and a bathroom with separate w/c.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



16'4" x 10'2" (5.0 x 3.1)

11'9" x 7'2" (3.6 x 2.2)

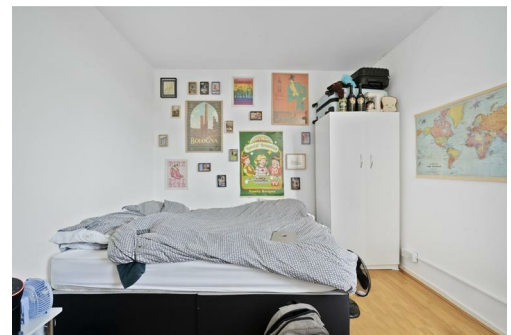
1440'3" x 8'6" (439 x 2.6)

12'9" x 9'10" (3.9 x 3.0)

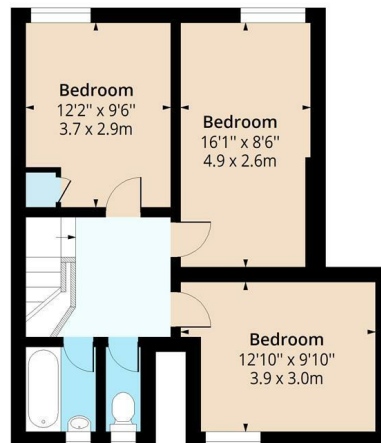
12'1" x 9'6" (3.7 x 2.9)

W/C

Council Tax Band: C



Approx. Gross Internal Area 877 Sq Ft - 81.47 Sq M



Floor Area 356 Sq Ft - 33.07 Sq M

Floor Area 521 Sq Ft - 48.40 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 21/10/2024

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 65, Potential: 74

EU Directive: 65, Wales: 74

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 65, Potential: 74

EU Directive: 65, Wales: 74

Not environmentally friendly - higher CO₂ emissions