



Kensington Apartments, Shoreditch, E1

£900,000

- 2 Double Bedroom Apartment
- 2 Bathrooms
- Private Balcony
- Concierge Service
- En-Ensuite To Master Bedroom
- Lift Facilities
- Residents Gym
- Open Plan Reception
- Lots Of Natural Light

Kensington Apartments, Shoreditch, E1

Buy To Let Investment - to be purchased with tenants in situ.

Set within a desired private development with concierge service and gymnasium is this 2 bedroom, 2 bathroom apartment with private balcony.



Council Tax Band: E



BUY TO LET OPPORTUNITY:

To be purchased with tenant in situ paying £39,600 per annum.

Set within a high end modern development in the heart of Shoreditch is this 4th floor 2 bedroom, 2 bathroom apartment.

The property features a good size open plan reception with room to kitchen with intergrated appliances, floor to ceilings windows and private balcony. There are 2 double bedrooms, en-suite to master bedroom and further contemporary family bathroom.

The developments features a concierge service, residents gymnasium (induction fee will apply), communal gardens and lift facilities.

Local tube stations include Aldgate (Circle/Metropolitan lines), Aldgate East (District/Hammersmith & City lines), Shoreditch High Street Overground and Tower Hill (District/Circle lines) - the major terminus of Liverpool Street Station also lies within a comfortable walk of the property. The new Elizabeth Line at nearby Whitechapel promises to make access to Central London and Heathrow Airport even speedier.

The apartment's location means that there's a wide range of cultural, culinary and social hotspots on offer, with the diversity of Brick Lane and Spitalfields, the bustle of the City and West End, and the hip hang-outs typical of the Shoreditch, Hoxton and Old Street areas, on its doorstep.

Leasehold: 989

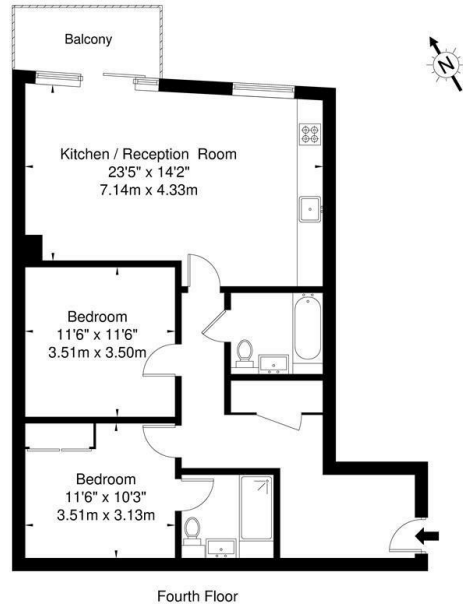
Service Charge: £6,337.44 per annum

Ground Rent £250 per annum

Council Tax: Band E

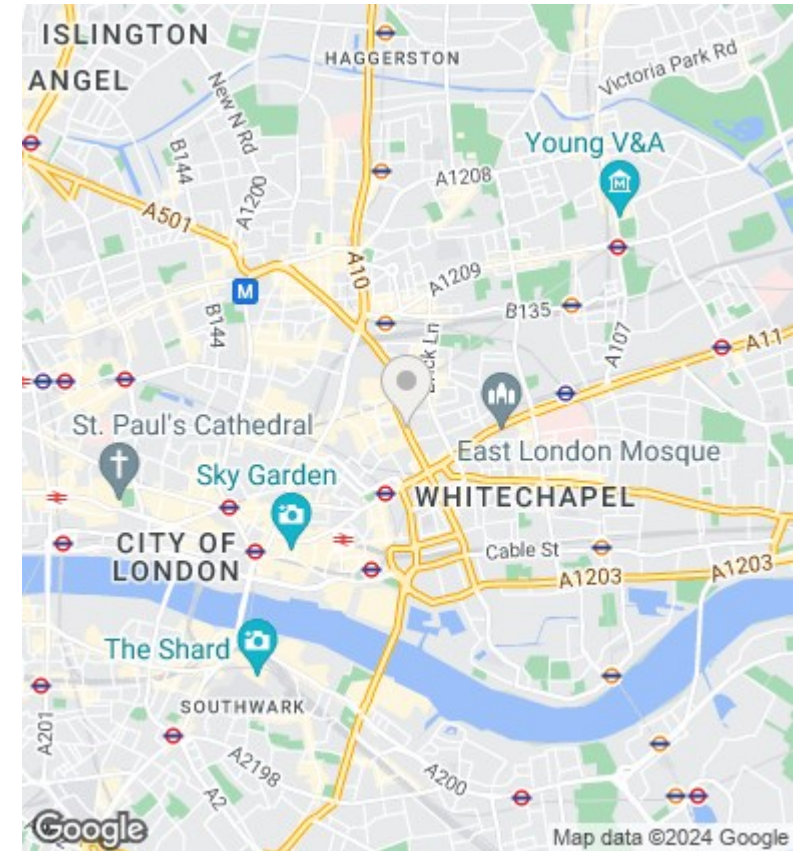
Kensington Apartments Commercial Street E1 6LW

Approx. Gross Internal Area = 79.8 sq m / 858 sq ft



Ref Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Directions

Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	