



## Karslake House, Gibraltar Walk, Shoreditch, E2

Price Guide £440,000

- 3 Bedrooms
- Moments From Brick Lane
- Large Reception Room
- Family Bathroom
- Juliet Balcony
- Seperate W/C

# Karslake House, Gibraltar Walk, Shoreditch, E2

3 bedroom apartment in a small purpose built block just seconds from Brick Lane.



Council Tax Band: C



Guide Price of £440,00 - £460,000

Offered for sale is this spacious 3 bedroom apartment located just a few minutes' walk from Brick Lane.

The property features a bright and airy reception room with Juliet balcony, good size kitchen, 3 bedrooms, family bathroom and separate W/C.

Karslake House is located just a short walk from Brick Lane, snaking from Bethnal Green to Whitechapel, and one of East London's most loved streets. It has a fascinating history, welcoming a diverse array of communities over the centuries. It is now a delight for bargain hunters, foodies and fashionistas. and Columbia Road Flower Market with Broadway Market, Hoxton Square and Shoreditch High Street close by.

Local transport links include Shoreditch High Street Overground as well as Bethnal Green and Liverpool Street Underground Stations which are all with walking distance.

Served by Tower Hamlets council, the property falls within the catchment of several local early education facilities and schools described as good or excellent by Ofsted.

Council Tax: Band C

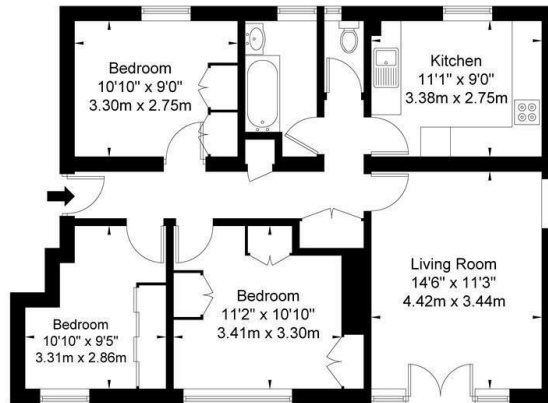
Leasehold 93 years remaining

Ground Rent: £10 per annum

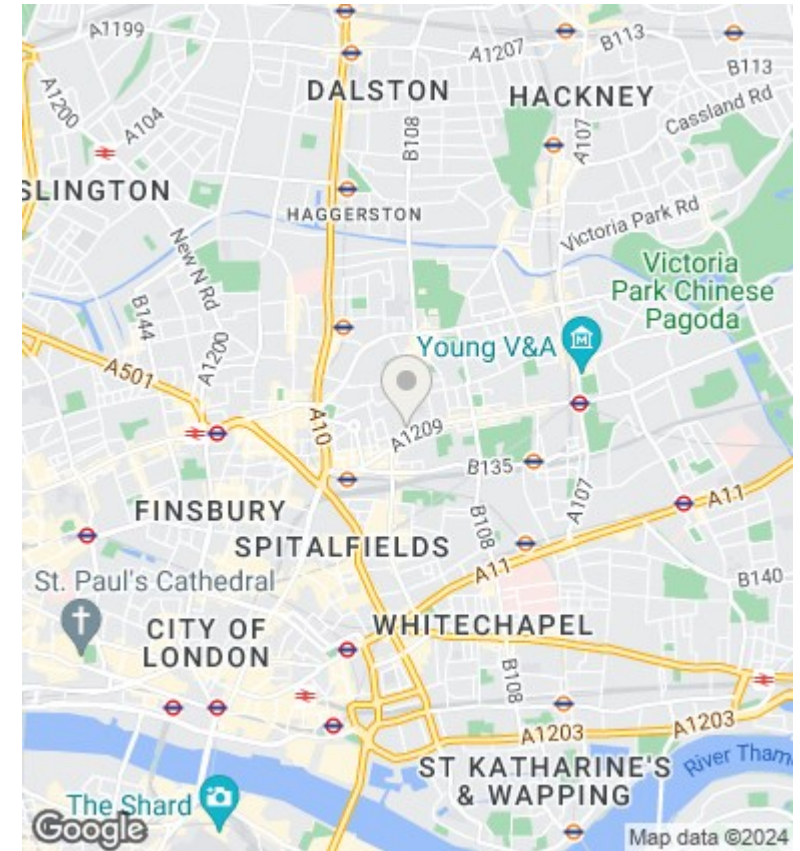
Service Charge: £2366.74 (based on 23/24 estimated charge)

## Karslake House, Gibraltar Walk, E2 7EL

Approx. Gross Internal Area = 97.4 sq m / 1048 sq ft



Ref  
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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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	