



St Matthews Row, Shoreditch, E2

Price Guide £500,000

- 2 Double Bedroom Apartment
- On-Site Concierge Service
- Short Walk From Liverpool Street Station
- Secure Parking
- 2ND Floor Apartment
- Open Plan Reception Room
- Chain Free
- Gated Development
- Moments From Brick Lane
- Short Walk From Shoreditch High Street Station

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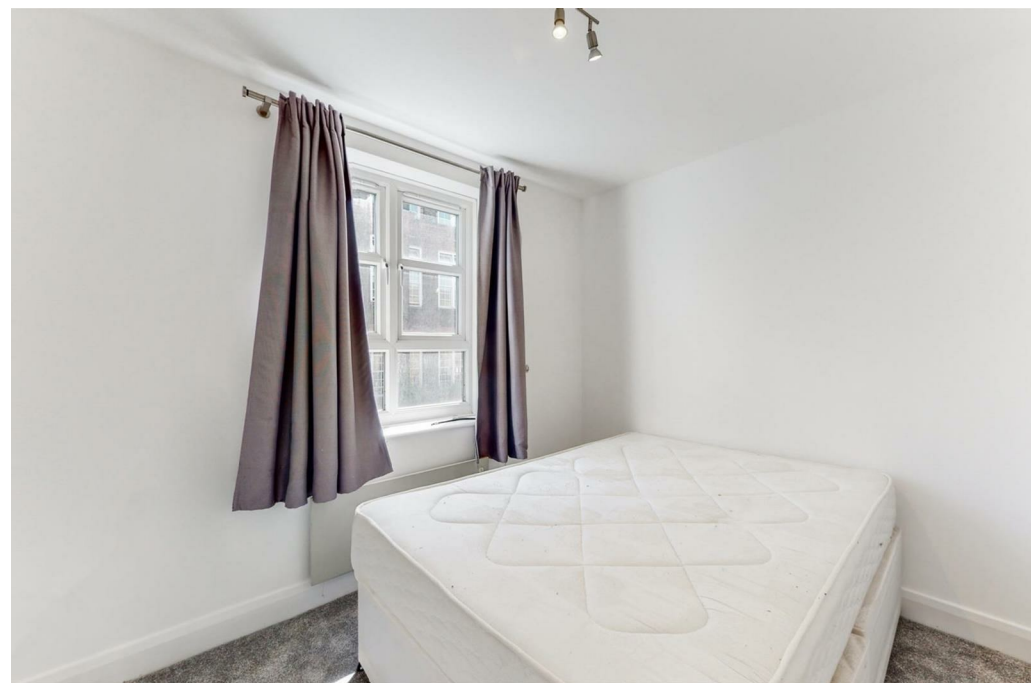
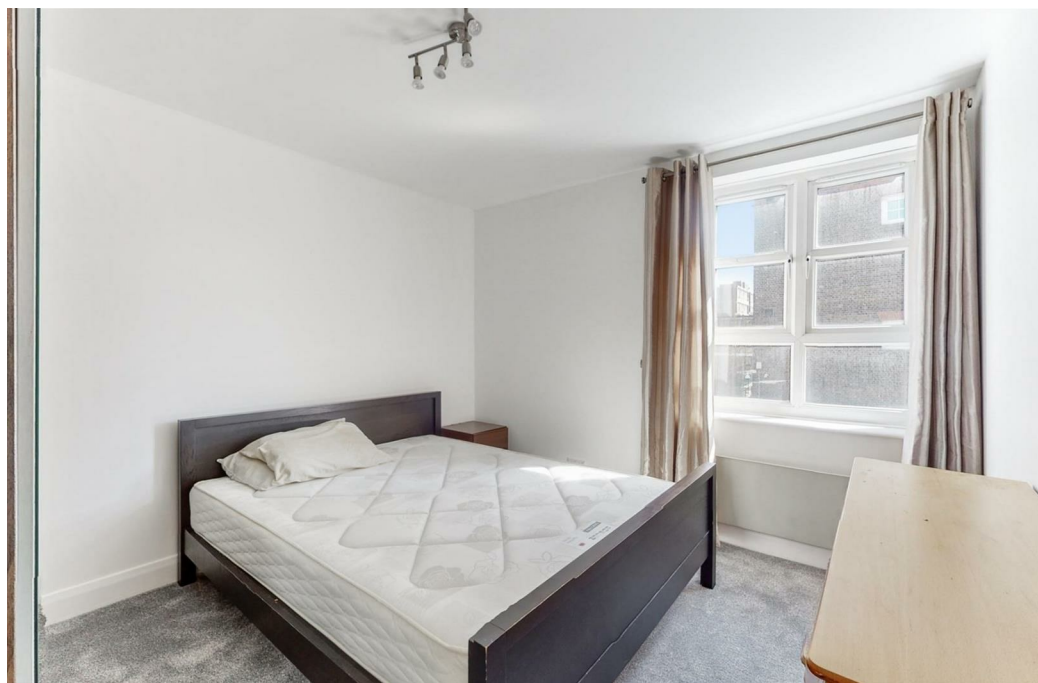
St Matthews Row, Shoreditch, E2

Guide Price: £500,000 - 525,000.

On the second floor of a recently renovated building, the property is located on a beautiful and quiet street close to St Matthew's Church Gardens.



Council Tax Band: C



Bright and modern two-bedroom flat inside a gated community, a few minutes away from Brick Lane.

On the second floor of a well maintained building, the property is located on a beautiful and quiet street close to St Matthew's Church Gardens.

The property comprises of a spacious living room and open plan kitchen with two large windows opening on the internal area/gardens, two double bedrooms with ample storage space, a family bathroom with a large window and additional storage space.

The property comes with the added bonus of secure parking.

The development is kept to a high standard features a communal garden area and on-site concierge service.

St Matthews Row is located moments from Brick Lane, one of the East End's most famed streets with a colourful history that records numerous different communities passing through over the centuries. The restaurants, cafes and shops both on the road and in the wider locality are popular destinations for locals and visitors alike, and considered heaven for bargain hunters, foodies and fashionistas. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as some fantastic green escapes further afield - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space.

The area has excellent transport links and is a short walk from Liverpool Street mainline station, Aldgate Underground and Shoreditch High Street Overground stations, as well as being served by a large number of bus routes.

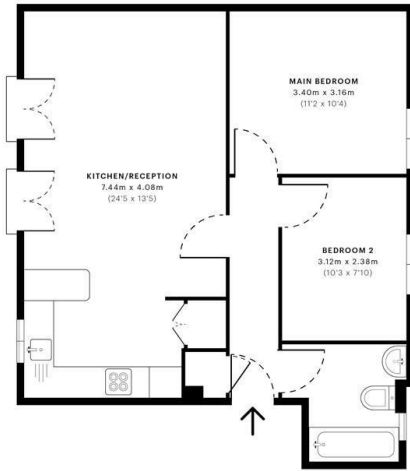
Offered on a chain free basis:

Share Of Freehold: 185 years remaining
Service Charge: £1600 Per Annum
Ground rent: £0



St. Matthew's Row, E2
CAPTURE DATE: 04/03/2021 LAsER SCAN POINTS: 1,596,418

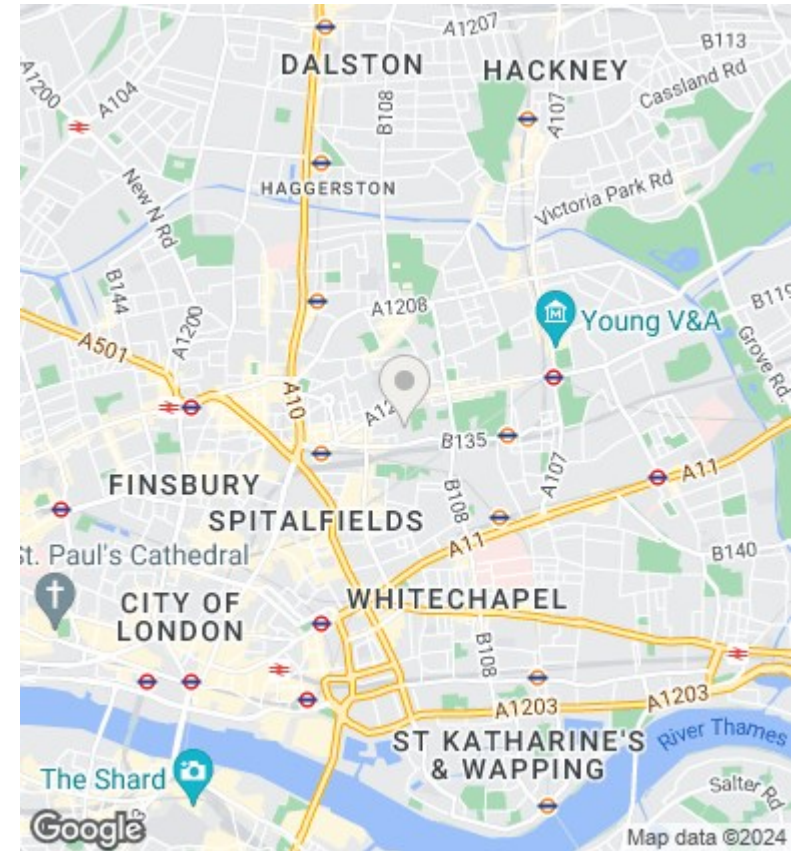
GROSS INTERNAL AREA
57.41 sqm / 617.96 sqft



32.41 sqm / 349.36 sqft
 35.39 sqm / 380.21 sqft
 0.00 sqm / 0.00 sqft
 0.00 sqm / 0.00 sqft

These verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

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 0207 739 6969



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(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	