



## Laleham House, Arnold Circus Estate, E2

Guide Price £360,000

- Studio Apartment
- Seperate Kitchen
- Grade II Listed Building
- Ground Floor
- Seconds From Brick Lane
- Sash Windows
- Set In The Arnold Circus Estate



# Laleham House, Arnold Circus Estate, E2

Guide Price: £360,000 - £380,000

Ground floor studio located in the Arnold Circus Estate spread over 457 square feet.



Council Tax Band: B



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Set within a Grade II Listed building within the Arnold Circus Estates is this ground floor studio apartment spread over approximately 42.5 square meters.

Featuring a good size living space with sash windows, separate fitted kitchen, family bathroom and ample storage.

Subject to planning approval similar apartments have been renovated to create 1 bedroom apartments.

Nestled between Brick Lane, Columbia Road flower market and Shoreditch High-Street, the Arnold Circus 'Boundary' estate has a fascinating history. It gets its name because it marked the boundary where 19th Century policemen stopped their beat and it was Britain's first social housing development after being transformed from the dreadful Victorian slums that inspired Dickens, where disease and gang crime were rife.

With both Liverpool Street and Old Street tube stations within an easy walk and the added benefit of having Shoreditch High-Street and Hoxton Overground stations close by this property is excellently located for city commuters.

Brick Lane, Columbia Road and Broadway markets are within close proximity.

Leasehold: 92 years remaining (126 years from 1989)

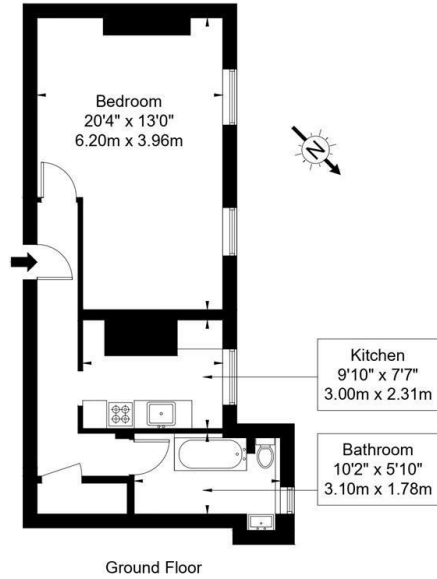
Service Charge: £1229.97

Ground Rent: £10 per annum

Council Tax: Band B

## Laleham House, E2 7HE

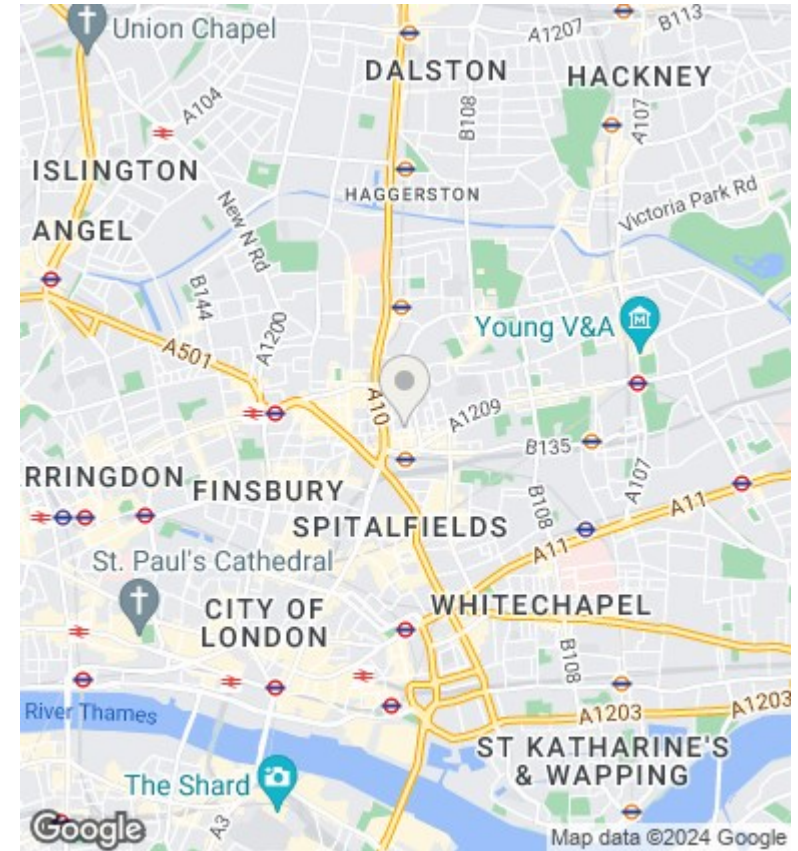
Approx Gross Internal Area = 42.5 sq m / 457 sq ft



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

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	