



Baroness Road, Shoreditch, E2

Price Guide £485,000

- 2 Double Bedroom Apartment
- Split Level
- Private Balcony
- Seperate Office
- Moments From Columbia Road Flower Market
- Chain Free

Baroness Road, Shoreditch, E2

Seconds from Columbia Road Flower Market is this split level apartment with 2 double bedroom, additional office and private balcony.



Council Tax Band: C



Guide Price £485,000 - £500,000

Set within a small purpose built block in the heart of Shoreditch is this 2 bedroom maisonette which features a well designed, bright and airy reception room with patio doors leading out to a private balcony, modern fitted kitchen and understair storage.

The 1st floor features 2 good size double bedrooms, separate office and family bathroom.

Located just moments from Columbia Road Flower Market, Brick Lane, Hoxton Square and Broadway markets are all within a short walk and makes this a really popular place to buy a home.

Superb transport links which include, Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations and plenty of bus routes into the City.

The area is served by popular early learning settings as well infant and junior schools described as 'outstanding' by Ofsted.

Offered on a chain free basis.

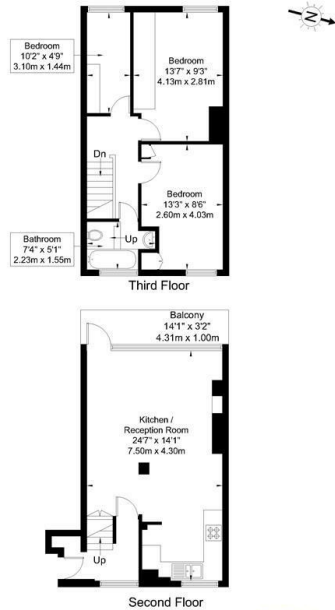
Leasehold: 101 years remaining
Ground Rent: £10 per annum
Service Charge: £1800 per annum
Council Tax: Band C

20 Barness Road, London , E2 7PW

Approx Gross Internal Area = 68 sq m / 807 sq ft

Balcony = 5 sq m / 807 sq ft

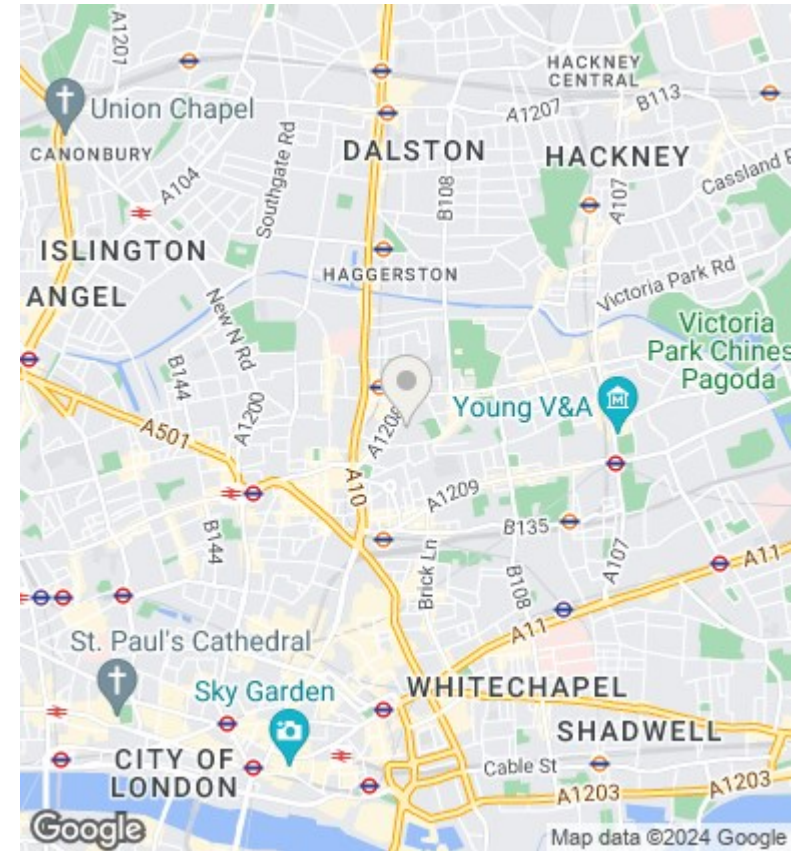
Total = 73 sq m / 807 sq ft



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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) A		
(81-91) B		79
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	