



## Sandford House, Arnold Circus, Shoreditch, E2

Asking Price £520,000

- 2 Double Bedroom Apartment
- 759 SquarFeet
- Moments From Brick Lane
- Sash Windows
- Arnold Circus Estate
- Top Floor
- Close To Shoreditch High Street Station
- Grade II Listed Building
- Chain Feee
- Short Walk To Liverpool Street Stations

88 Cheshire Street, London, E2 6EH  
0207 739 6969

info@peachproperties.com  
www.peachproperties.com

# Sandford House, Arnold Circus, Shoreditch, E2

2 double bedroom, top floor apartment in the Arnold Circus Estate.



Council Tax Band: B



Guide Price - £550,000 - £575,000

Set within a Grade II Listed building within the Arnold Circus Estates is this large top floor apartment spread over approximately 759 square feet.

The property benefits from a spacious reception room with plenty of natural light and sash windows overlooking the Boundary. There is a separate kitchen with divided dining area.

There are 2 good sized bedrooms, family bathroom and plenty of built-in storage space located off the hallway.

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 and Broadway markets are within close proximity.

Council Tax: Band B

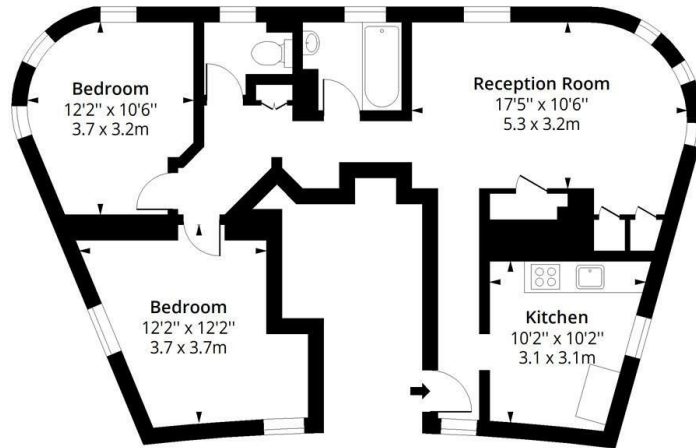
Leasehold: 92 years

Service Charge: £2330.89 per annum

Ground Rent: £10 per annum

# Arnold Circus, E2

Approx. Gross Internal Area 759 Sq Ft - 70.51 Sq M



## Fourth Floor

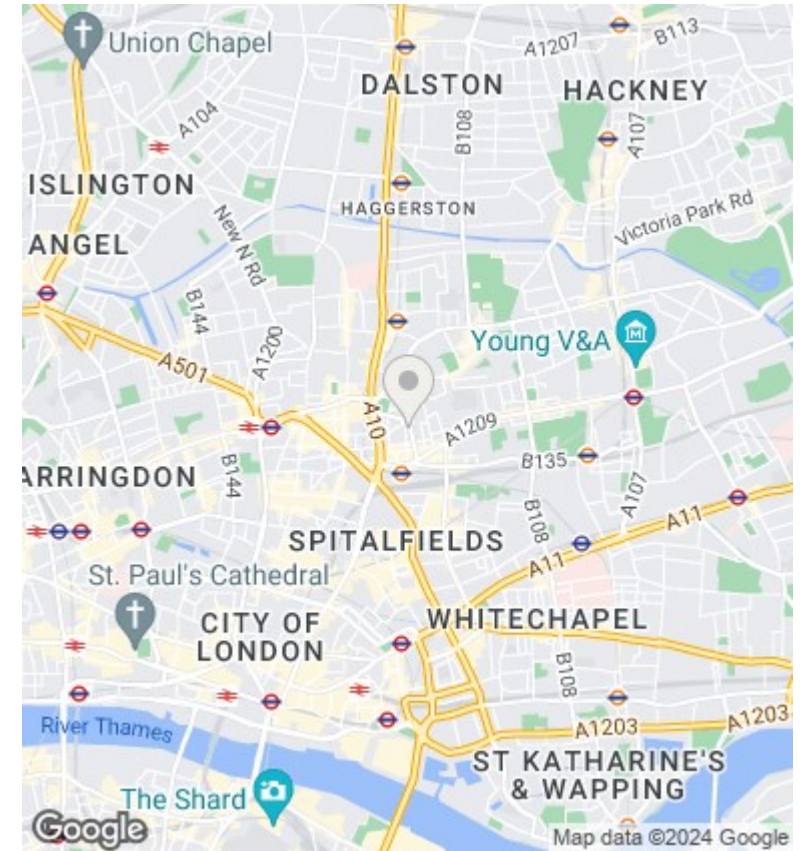
Floor Area 759 Sq Ft - 70.51 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/9/2023



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
	52	65
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	