



Goldman Close, Shoreditch, E2

Price Guide £500,000

- 2 bedroom apartment
- private garden
- moments from Brick Lane
- small purpose built block

Goldman Close, Shoreditch, E2

2 bedroom apartment with private garden seconds from Brick Lane.



Council Tax Band: C



Guide Price - £500,000 - £550,000

Tucked away just a few moments from Brick Lane is this 2 bedroom apartment with private garden.

Spread over 639 square feet (excluding garden), the property forms part of a small purpose built block and features a bright and spacious reception room opening up to a modern fitted kitchen. There is a fully tiled bathroom with bath plus shower attachment.

There are 2 bedrooms and a patio door leading onto the private patio garden.

Brick Lane is located just moments away as well as Shoreditch High Street and Columbia Road Flower Market.

Transport links include Liverpool Street, Shoreditch High Street and Old Street Stations as well as a number of bus routes close by.

Leasehold: 89 remaining

Service Charge: £2745 inclusive of heating and hot water

Ground Rent: 10 per annum

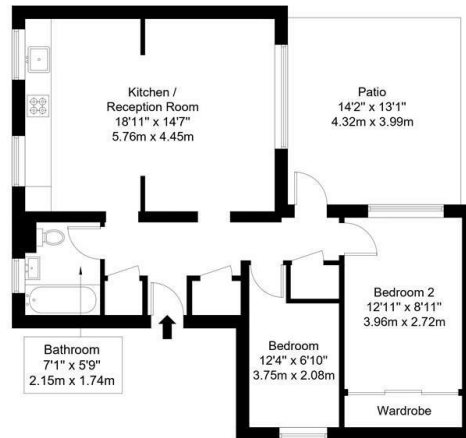
Council Tax: Band C

Goldman Close, E2 6EF

Approx Gross Internal Area = 61.9 sq m / 666 sq ft

Patio = 17.2 sq m / 185 sq ft

Total = 79.1 sq m / 851 sq ft

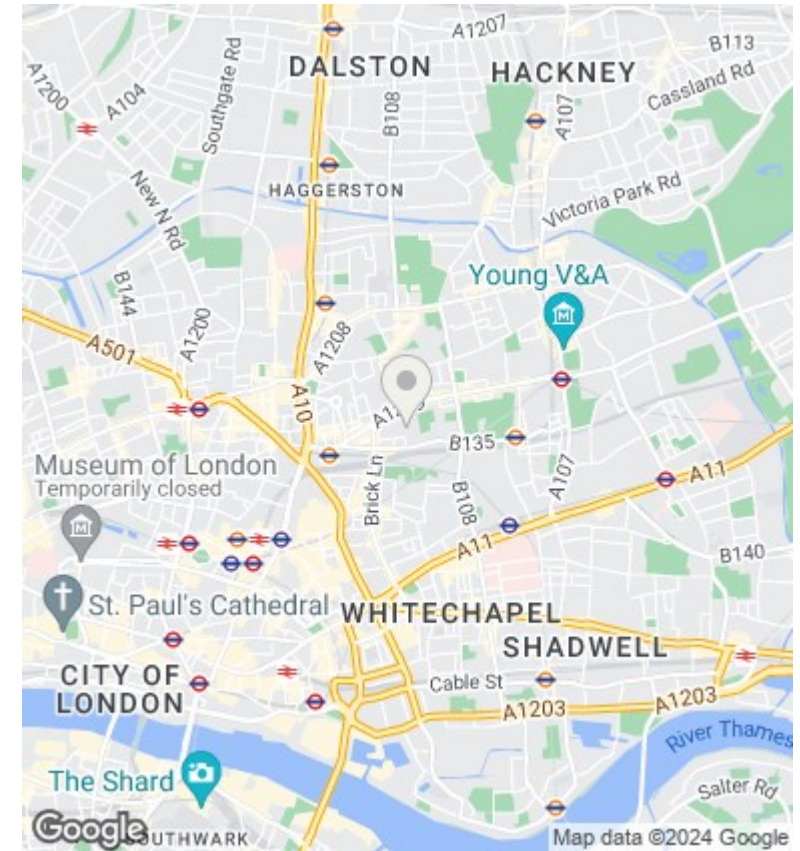


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**BLEU
PLAN**

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. Maximum lengths and widths are represented on the floor plan. 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			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	