



## Wellington Row, Shoreditch, E2

£485,000

- 3 Bedroom Apartment
- 2 Bathrooms
- Close To Brick Lane
- Double Glazed Windows
- Open Plan Reception Room
- Contemporary Bathroom
- Modern Fitted Kitchen
- Private Balcony
- Seconds From Columbia Road Flower Market
- Gas Central Heating

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

info@peachproperties.com  
www.peachproperties.com

# Wellington Row, Shoreditch, E2

Located seconds from Columbia Road Flower Market is this modern 2 bedroom apartment with open plan kitchen to reception room, study, 2 bathrooms and private balcony.



Council Tax Band: C



Offered for sale is this 2 bedroom, 2 bathroom apartment with separate study and private balcony located just a few seconds from Columbia Road Flower Market.

The property has been renovated to a high standard and features an bright open plan reception room with wood flooring, access to private balcony and a modern fitted kitchen.

There is a contemporary fitted bathroom with bath plus monsoon shower attachment and a 2nd bathroom with W/C and shower cubical.2  
The property has 2 good size double bedrooms, 1 single room/study and ample storage.

Located in the heart of vibrant East London, with some of the capitals best galleries, restaurants, cafes and shops both on the road and in the wider locality. In addition to this the Columbia Road Flower Market, Brick Lane, Spitalfields, Hoxton Square and Broadway Market are all close by as are the green spaces of Haggerston Park, London Fields and Victoria Park.

The property is a short walk from Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations, as well as a large number of bus routes.

Offered on a chain free basis.

Council Tax: D

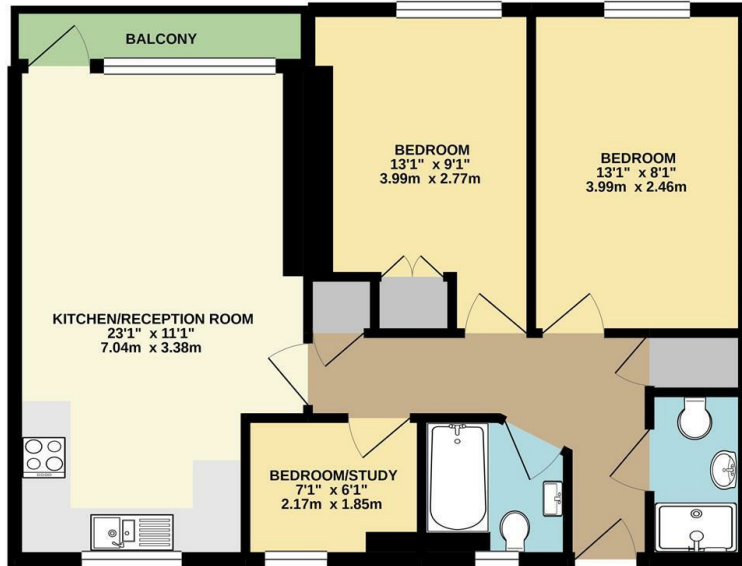
Leasehold: 87 years remaining

Service Charge and Building Insurance £1630 per annum

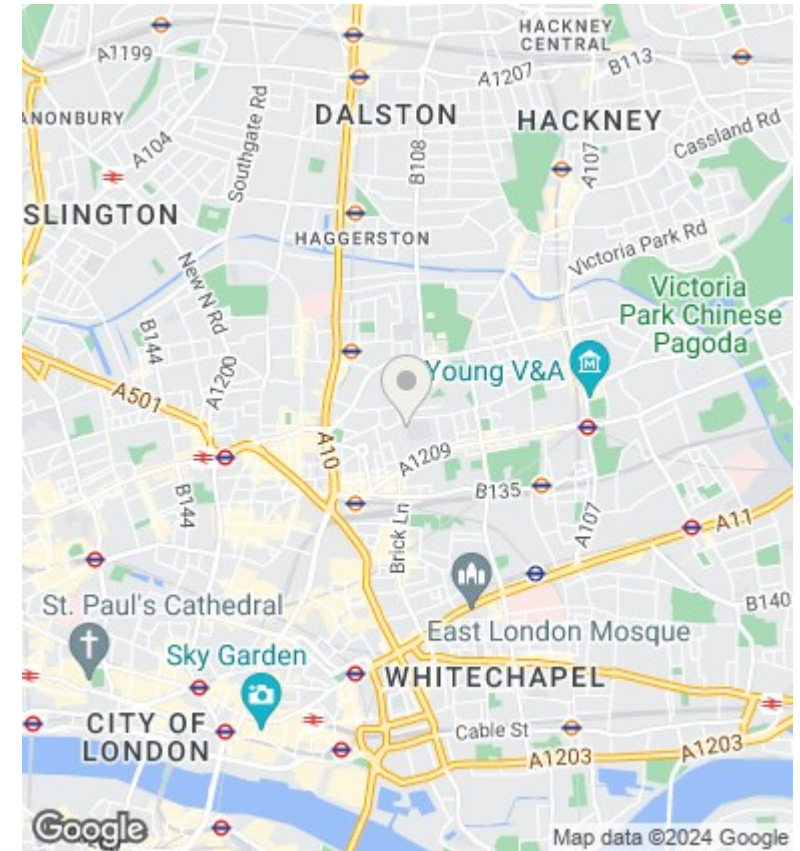
Ground Rent: £10 per annum



614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Neoraps ©2020



## 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) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		69	
(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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	