

Cobden House, Nelson Gardens, Bethnal Green, E2

£460,000

- 3 Bedroom Apartment
- Good Size Separate Kitchen
- Close To Columbia Road Flower Market
- Shoreditch High Street and Bethnal Green Stations Both Close By
- Split Level
- Bright Reception Room
- Short Walk To Brick Lane
- Private Balcony
- Lift Facilities
- Chain Free

Cobden House, Nelson Gardens, Bethnal Green, E2

3 bedroom split level apartment set within a well presented ex local authority building just a few short walk from Columbia road Flower Market.



Council Tax Band: C

Offered for sale is this split level 3 double bedroom apartment set within a well presented gated ex-local authority building (with lift access) located close to Columbia Road Flower Market.

The property benefits from a bright reception room with access to private balcony, separate kitchen and under stair storage. The top floor features a family bathroom and 3 bedrooms.

Located just a short walk from Columbia Road Flower Market and Brick Lane with Broadway Market also close by.

Transport links include Shoreditch High Street Mainline and Bethnal Green Underground Stations which are both close by as well a number of bus routes available from Hackney Road and Bethnal Green Road.

Offered on a chain free basis.

Lease - 89 Years

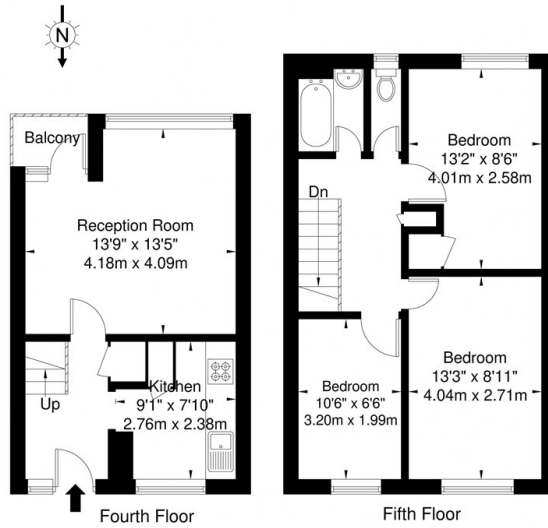
Service Charge - £1,188

Ground - £10

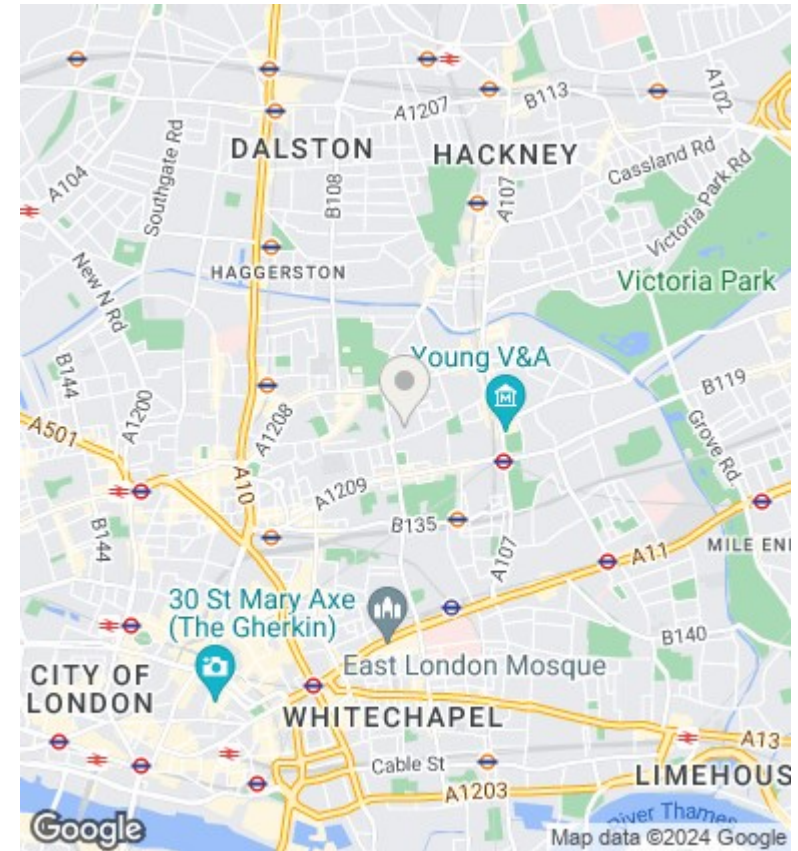
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Approx. Gross Internal Area = 70.10 sq m / 754 sq ft



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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	61	
(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	