



Kirton Gardens, Shoreditch, E2

£600,000

- 3 bedroom maisonette
- seconds from Columbia Road Flower Market
- private rear garden
- moments from Brick Lane
- outhouse to rear of garden

Kirton Gardens, Shoreditch, E2

Seconds from Columbia Road Flower Market is this ground floor maisonette with rear garden and summer house.



Council Tax Band: C



Located seconds from Columbia Road Flower Market is this 3 bedroom maisonette with private garden and rear out building.

The property features a bright reception room with patio doors leading out to rear garden with features a decking area, landscaped raised flower beds, grass area and access to a purpose built outhouse with bi-folding doors ideal for a work from home space or 2nd reception room.

There is a modern fitted kitchen, understairs storage, 3 bedrooms, family bathroom and separate W/C.

Located in the heart of the vibrant East London, with some of the capitals best galleries, restaurants, cafes and bars. With Columbia Road flower market and Brick Lane just around the corner, the property is perfectly situated for exploring the rich array of famous market places, shops and parks.

Transport links include, Shoreditch High-Street, Liverpool Street, Old street and Hoxton Overground stations. With the number 8 Bus located on Bethnal Green road.

On street parking permits are also available via Tower Hamlets.

Leasehold: In the process of being extended to 182 years

Service Charge: £2200 per annum

Ground Rent: £10 per annum

Council Tax: Band C

Kirton Gardens, E2 7LS

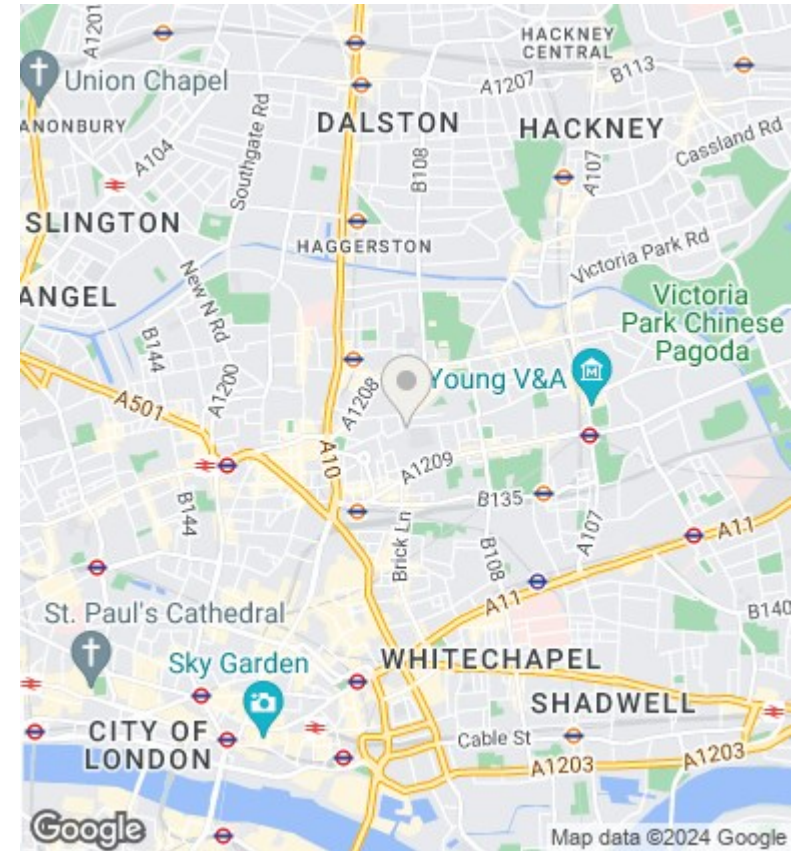
Approx Gross Internal Area = 76.5 sq m / 823 sq ft
 Patio = 33.4 sq m / 360 sq ft
 Outbuilding = 12 sq m / 129 sq ft
 Total = 121.9 sq m / 1312 sq ft



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. 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	