



ASKING PRICE

**£450,000**

**Columbia Road**

London, E2 7PP

Located on Columbia Road is this recently renovated 2 double bedroom apartment.

The property features a new fitted kitchen, light and spacious reception room with floor to ceiling windows and access to private balcony.

The property has 2 double bedrooms, brand new modern fitted kitchen and bathroom and large storage cupboard.

Cuff Point is a striking building located in a vibrant, thriving area of East London. Columbia Road flower market, Brick Lane, Hoxton Square and Broadway markets are all within a short walk and makes this a really popular place to buy a home.

Columbia Road is a street in the East End of London, located in the borough of Tower Hamlets. The history of Columbia Road and its surroundings dates back to the 19th century when it was primarily an area of small-scale industry and housing for working-class families.

The building and the surrounding area have been preserved and renovated, and the street is now famous for its weekly flower market, which attracts visitors from all over London.

Superb transport links which include, Old Street, Liverpool Street and Shoreditch High Street Stations and plenty of bus routes into the City.

The area is served by popular early learning settings as well infant and junior schools described as 'outstanding' by Ofsted.

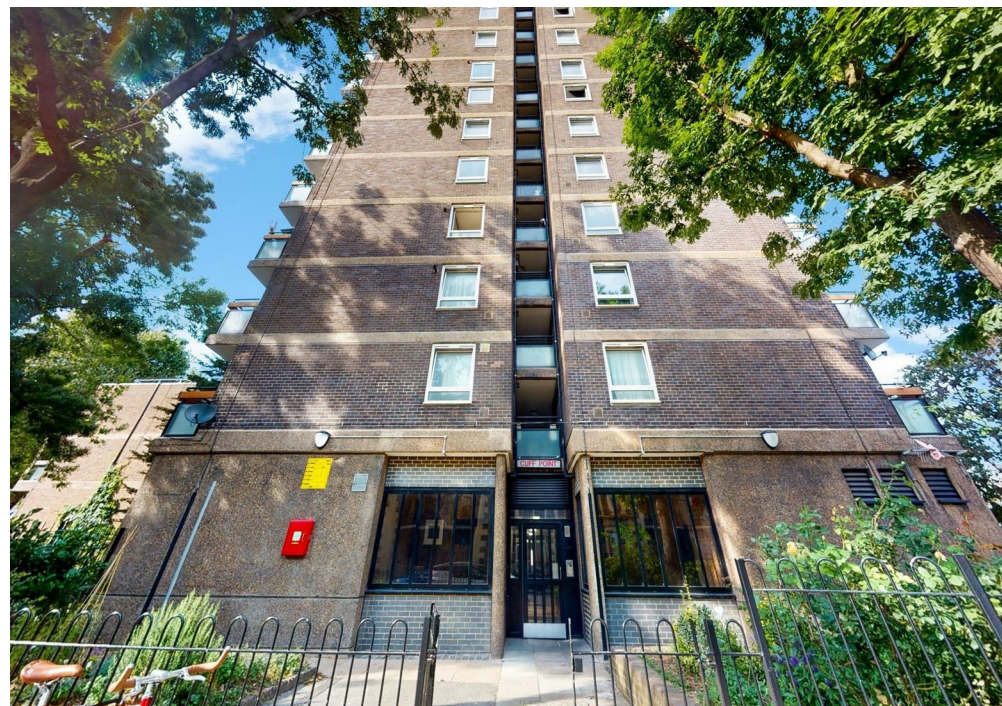
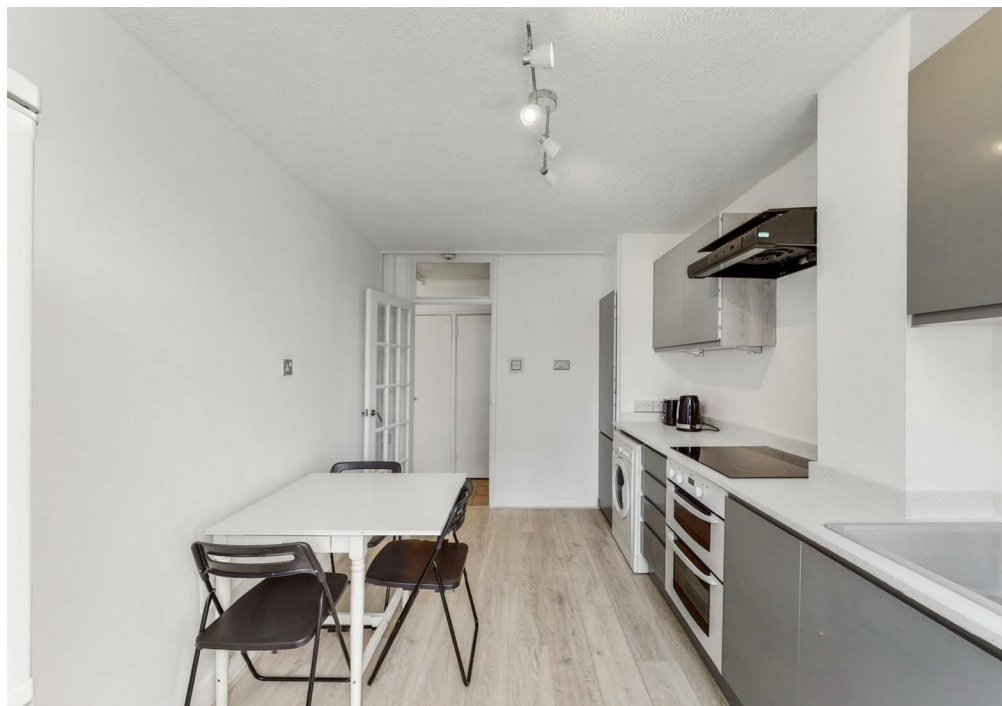
Offered on a chain free basis.

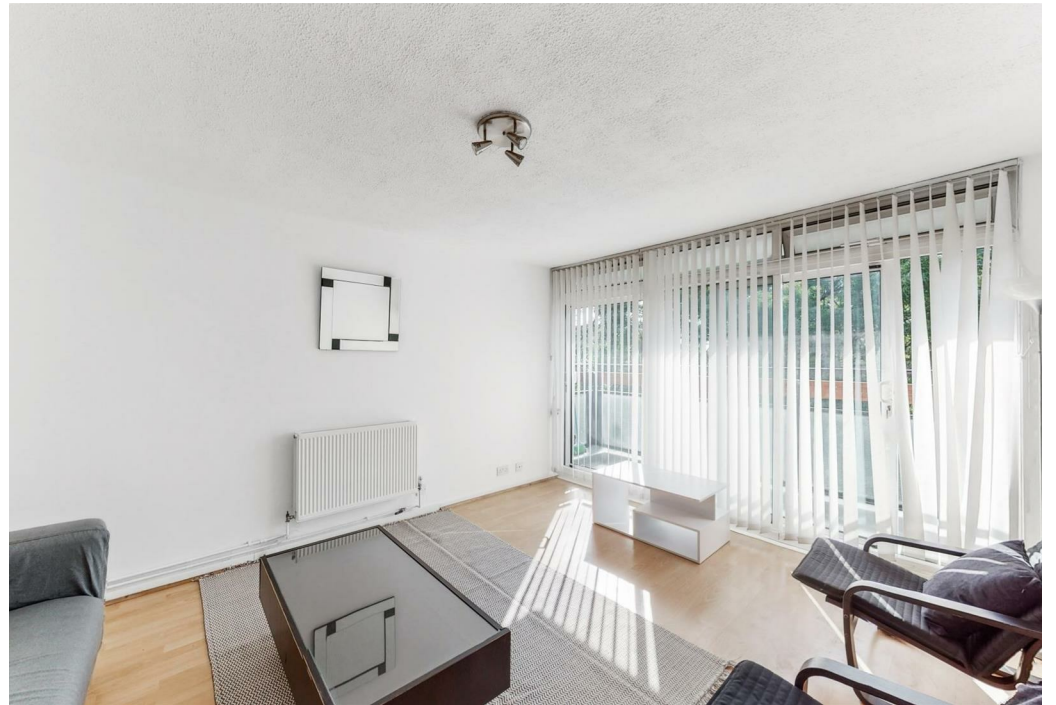
Leasehold: 88 years remaining

Ground rent: £10 Per annum

Service charge: £4250 - includes central heating and hot water

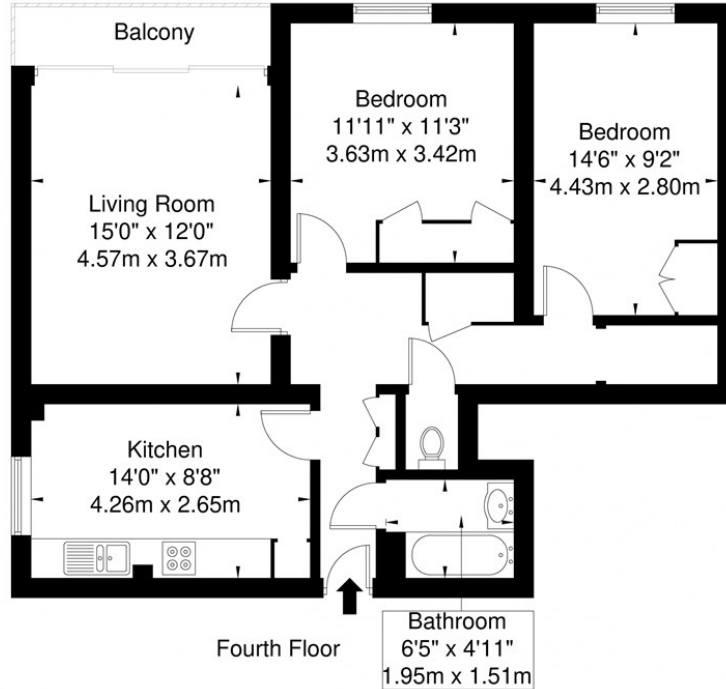
Council Tax: Band B





# Cuff Point, Columbia Road, E2 7PP

Approx. Gross Internal Area = 74.2 sq m / 798 sq ft



Ref

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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>67</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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