



GUIDE PRICE

**£380,000**

**Commercial Street**

London, E1 6EB

Guide Price: £380,000 - £400,000

Offered for sale is this 1st floor 1 bedroom apartment set within a well maintained private period development which was originally opened in 1862.

Located to the rear of the building and overlooking the communal courtyard, this property benefits from an open plan reception room, fitted kitchen, family bathroom and bedroom. The property has recently been decorated throughout, has sash windows and wood flooring.

The development is kept in immaculate condition and features an on-site concierge, lift facilities and communal courtyard.

Located just a few moments from Spitalfields Market with Brick Lane, Shoreditch High Street and Hoxton Square within a short walk.

Transport links are excellent with Liverpool Street, Aldgate East and Old Street Stations all close by as well as a number of bus routes.

Offered on a chain free basis.

Tenure: Leasehold 172 years remaining

Council Tax: Band B (Tower Hamlets)

Service Charge: £3560.62 per annum

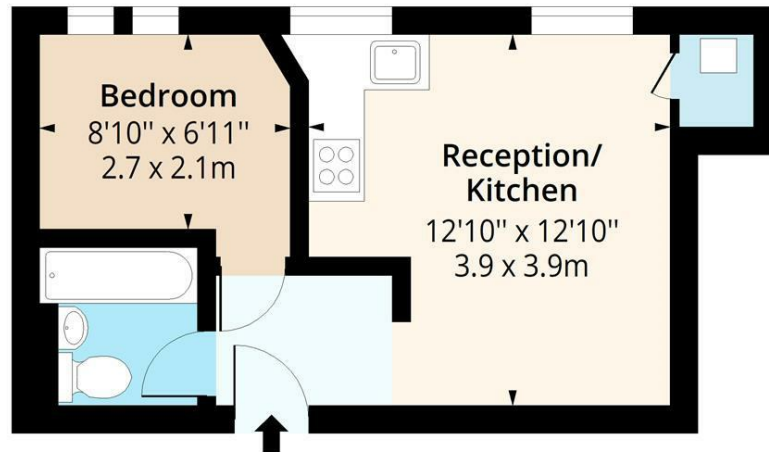
Ground Rent: £70 per annum





# Commercial Street, E1

Approx. Gross Internal Area 300 Sq Ft - 27.87 Sq M



## First Floor

Floor Area 300 Sq Ft - 27.87 Sq M

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(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	

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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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