



ASKING PRICE

**£325,000**

**Birbirk Road**

London, E2 6LD

**PEACH**





Set within a gated, former warehouse conversion is this delightful 2nd floor apartment with secure parking.

This studio has been sensitively modified to create a separate bedroom area and is in exceptional order throughout. The warehouse conversion provides high ceilings and plenty of natural light.

There is a bright reception room with space for seating and dining area and links to a modern fitted kitchen.

The property has the added bonus of coming with a allocated parking space within the development.

The development itself is kept in immaculate condition, has a secure gated entrance, lift facilities, on-site concierge and lovely landscaped grounds.

Bethnal Green and neighbouring Shoreditch have benefited from much regeneration over recent decades; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores have made the area a popular place to own a property and a favourite destination for visitors. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as Westfield Stratford shopping centre and some fantastic green escapes further afield - Haggerston Park, London Fields, Queen Elizabeth's Olympic Park, and Victoria Park - voted London's favourite outdoor space.

The property is very well located, just a few moments from Bethnal Green Underground Station and a short walk to Victoria Park, the capital's favourite green space among Londoners, Broadway Market and Brick Lane.

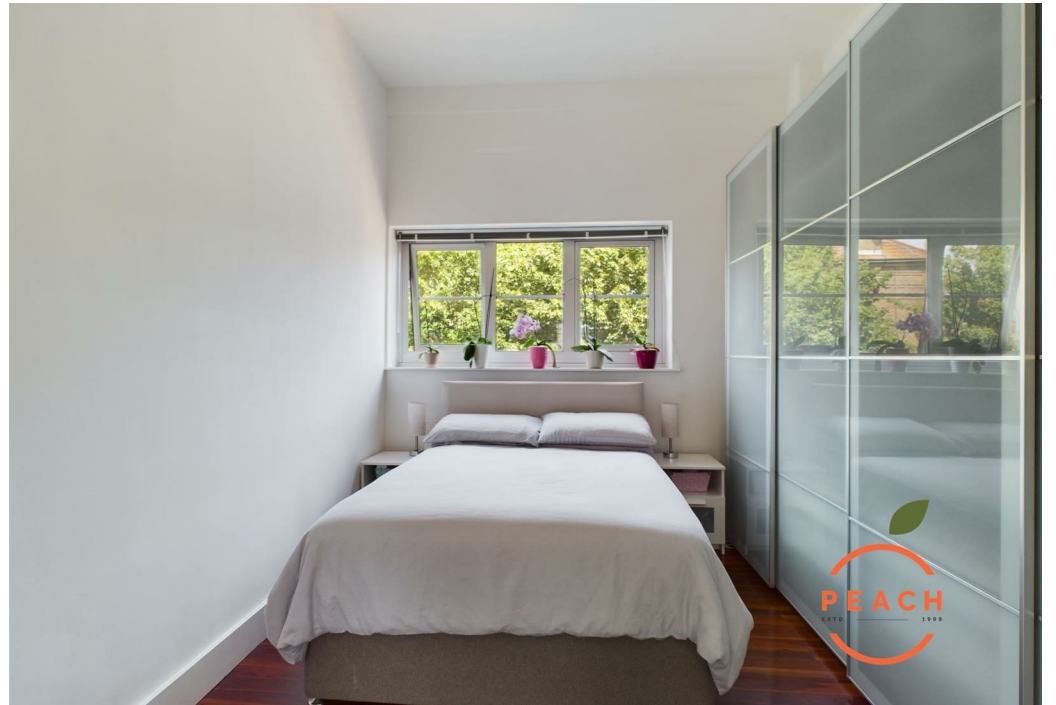
Leasehold: 99 years remaining

Ground Rent: £100 per annum

Service Charge: £1,719.89 per annum

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>		
(69-80) <b>C</b>	71	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

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