



£440,000

Goldsmiths Row,

London, E2 8FU

This spacious studio apartment is situated on the quiet side of the 3rd floor and offers approximately 475 sq ft. The apartment comprises a living area with open plan high specification fitted kitchen and integrated Siemens appliances, large north facing and private balcony, a separate bedroom area and full contemporary bathroom, timber flooring runs throughout and the property offers a large amount of storage.

The development boasts an excellent location, next to Hackney City farm and Haggerston Park and close to London Fields. Mettle and Poise is also well connected for the City and is a short walk (0.4 miles) from Hoxton Overground station.

Both a perfect property for first time buyers or a great investment property which rents quickly.

Leasehold: 240 year (250 from 2014)

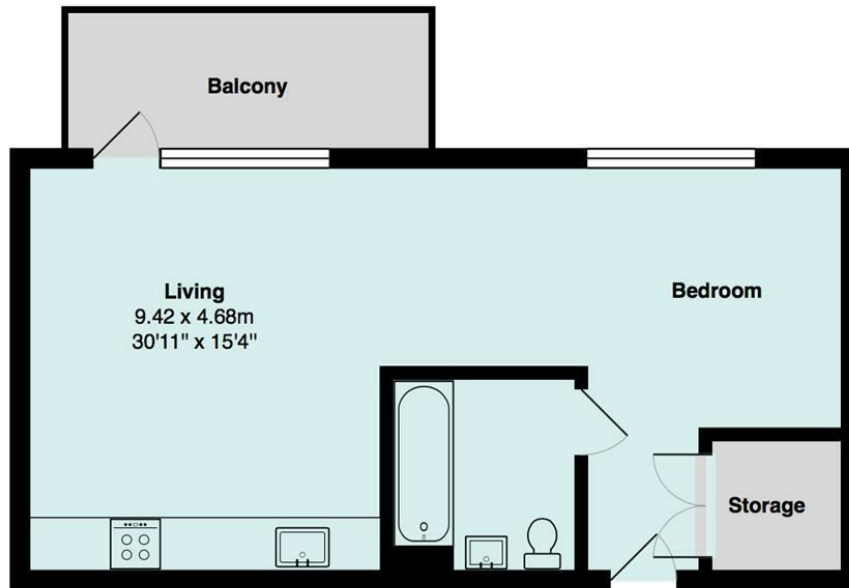
Service Charge: £1294.71 per annum

Ground Rent: £150 per annum

Council Tax: Band C







Total Area: 43.9 m² ... 472 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

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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