



£650,000

Horatio street

London, E2 7SB

Located within a modern purpose development just moments from Columbia Road Flower Market is this split level to double bedroom apartment with private balcony.

The property has been fully renovated in 2022 to a high standard and features a bright reception room with a modern contemporary fitted kitchen, plenty of storage and 2 double bedrooms.

There is a private balcony and the added benefit of a secure parking space.

Although now very much a modern locality, the area has a rich cultural heritage, with many different communities passing through the area over the years. It has seen a surge in popularity and regeneration over recent decades and has an urban, shabby-chic appeal; renovated warehouses, independent shops, artisan coffee houses, Michelin-starred restaurants and reclaimed vintage stores make this a busy, popular neighbourhood.

It's a really vibrant part of East London, making it an exciting area to buy a property. Columbia Road Flower Market, Spitalfields and Broadway Market are all close by as well as some fantastic green escapes further afield - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space.

The area has excellent transport links and is a short walk from Old Street and Liverpool Street stations, Aldgate Underground and Shoreditch High Street Overground stations, as well as being served by a large number of bus routes.

Council Tax: Band C

Leasehold: 107 years remaining

Service Charge : £3000 per annum

Ground Rent: £396 per annum



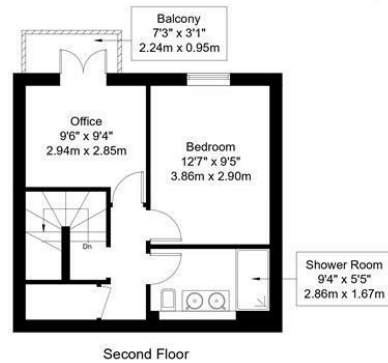


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Approx Gross Internal Area = 68.49 sq m / 737 sq ft

Balcony = 2.13 sq m / 23 sq ft

Total = 70.62 sq m / 760 sq ft



Ref :

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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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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	

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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