



GUIDE PRICE

£600,000

Myrdle Street

London, E1 1EU

Guide: £600,000 - £625,000

Set within one of Whitechapel's most sought after location is this 3 bedroom split level apartment with a private garden located within a period conversion.

The property features 2 good size bedrooms on the ground and further versatile bedroom on the lower ground floor. There is a modern fitted bathroom and stairs leading down to a bright open plan reception room with access leading onto a decked garden area.

The flat is located in Whitechapel, with its colourful Victorian history and now rich with culture. Brick Lane is a short walk from the property, with its independent stores, quirky coffee shops, bars and some great restaurants. The City of London is a 10-minute walk away.

Transport links in this area are excellent and include, Whitechapel station, Aldgate East, Liverpool Street and major bus routes can be found close by.

Tenure: Share Of Freehold

Service Charge: zero

Ground Rent: Zero

Sinking Fund: £600 per annum

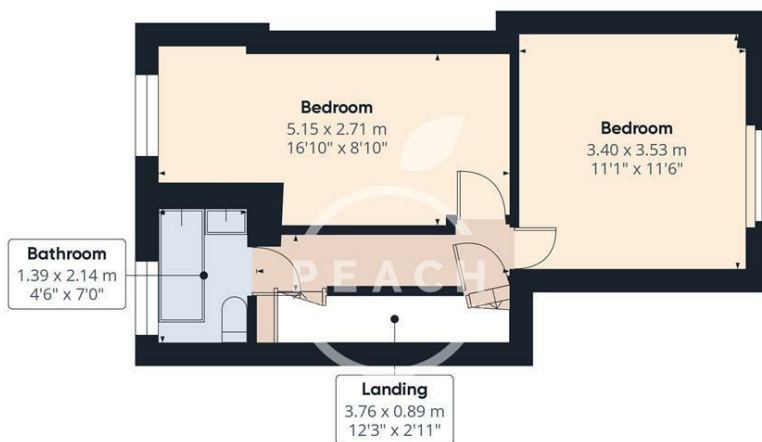
Council Tax: Band B







Floor 0



Floor 1

Approximate total area⁽¹⁾

67.66 m²
728.29 ft²

Reduced headroom

1.13 m²
12.19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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