



£485,000

Pelter Street

London, E2 7PF

Located off Columbia Road is this large freshly painted 2 double bedroom split level apartment.

The property features a bright and spacious reception room with wood flooring and private balcony, there is a good size separate fitted kitchen, 2 double bedrooms, family bathroom and separate W/C.

Located just moments from Columbia Road Flower Market, Brick Lane, Hoxton Square and Broadway markets are all within a short walk and makes this a really popular place to buy a home.

Superb transport links which include, Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations and plenty of bus routes into the City.

The area is served by popular early learning settings as well infant and junior schools described as 'outstanding' by Ofsted.

Offered on a chain free basis.

Leasehold: 83 years

Ground Rent: £10 per annum

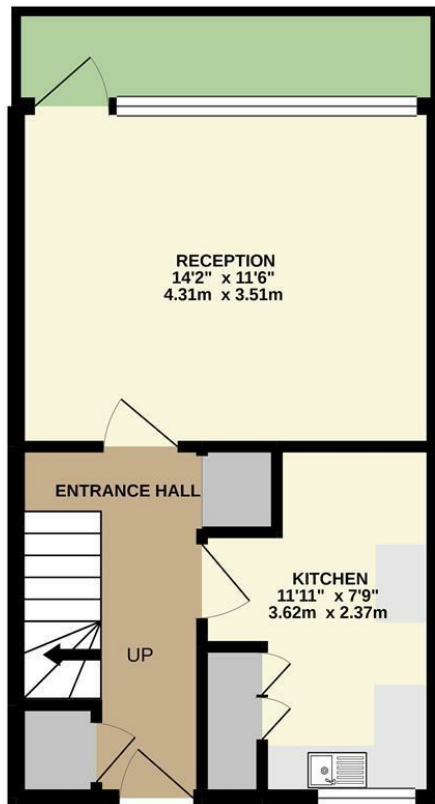
Service Charge: £2989.10 per annum

Council Tax: Band C

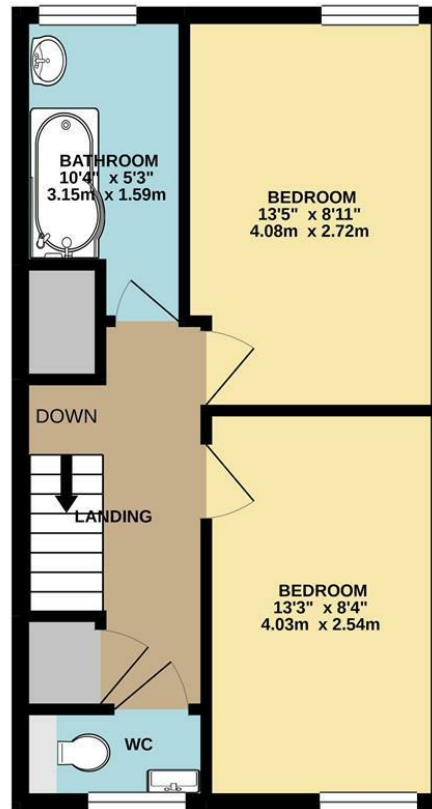




GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	71
	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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