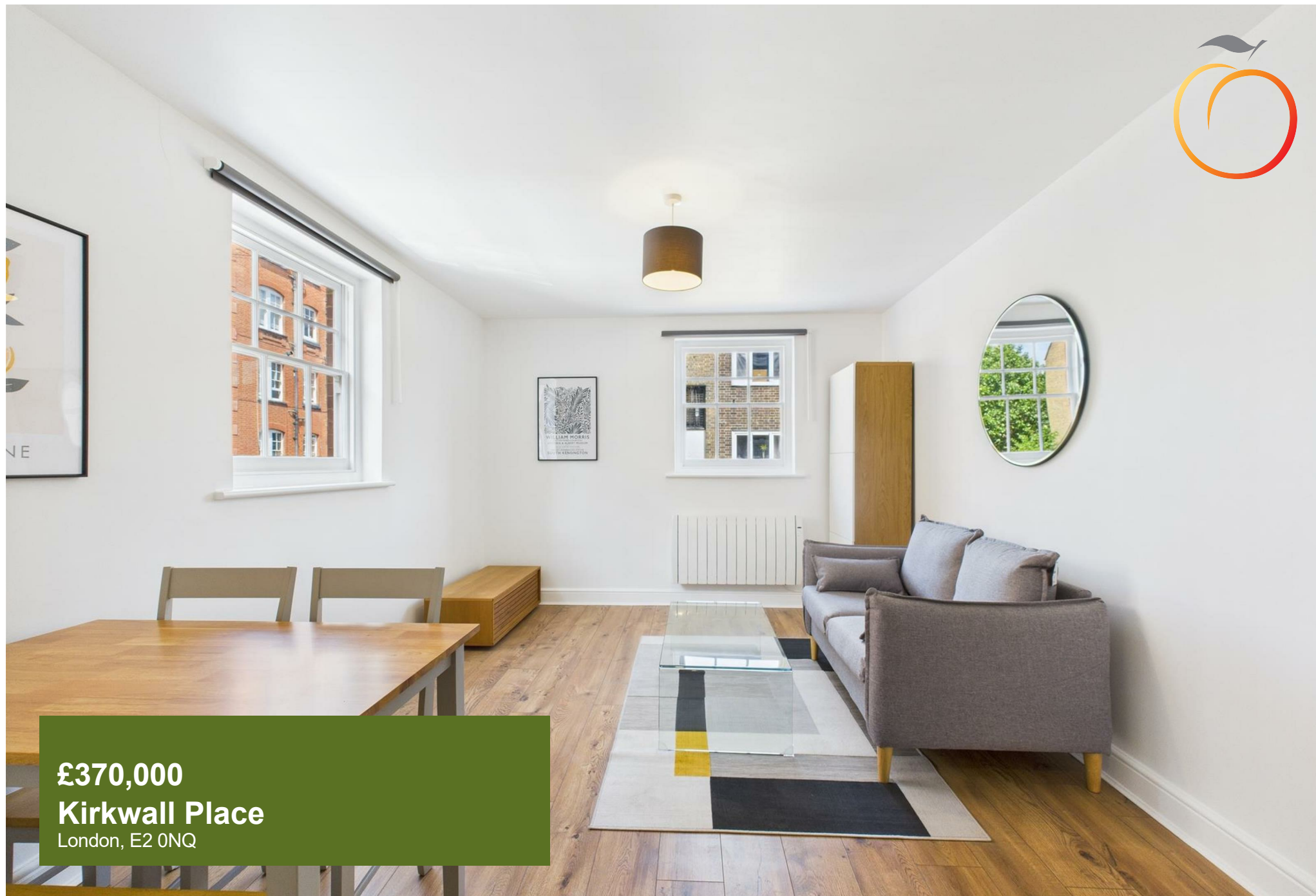




£370,000

Kirkwall Place

London, E2 0NQ

Set within a small private building just a few moments from Bethnal Green Underground Station is this 1st floor 1 bedroom apartment.

Renovated throughout to a high standard this property features a dual aspect reception room with plenty of natural light, open-plan contemporary kitchen, modern fitted bathroom and a good size double bedroom.

Getting around is easy. Bethnal Green tube is a 5 minutes walk which will take you into the West End in 15 minutes or East towards Stratford and the Olympic Park. The Westfield shopping centre is a full day of shopping, so if you're going there – be prepared! There's a huge cinema there and also some nice eateries.

Victoria Park is a must see spanning over 200 acres of historic beauty. On Sunday it hosts the food market (Bonner Gate entrance) where there are literally 100's of street food wagons and fancy independent food sellers.

From there you could walk to Columbia Road Flower market (don't miss) and then onto Spitalfields Market, through Brick Lane. (world famous beigel bakery is here) Spitalfields / Shoreditch is a creative neighbourhood with a vibrant nightlife and is home to many of London's best clubs, independent shops and businesses.

Broadway Market is a Victorian street market situated in Hackney, Just a short walk away. In addition to the thriving Saturday market, there are over 70 shops, cafés and restaurants open seven days a week from dawn to dusk. From costermongers to green-grocers, everything that is fit to sell is on offer here. The street is part of the old "Porter's Path" and has been in use since Roman Times and crosses over Regents canal, which also is a beautiful way to meander through London.

Offered on a chain free basis

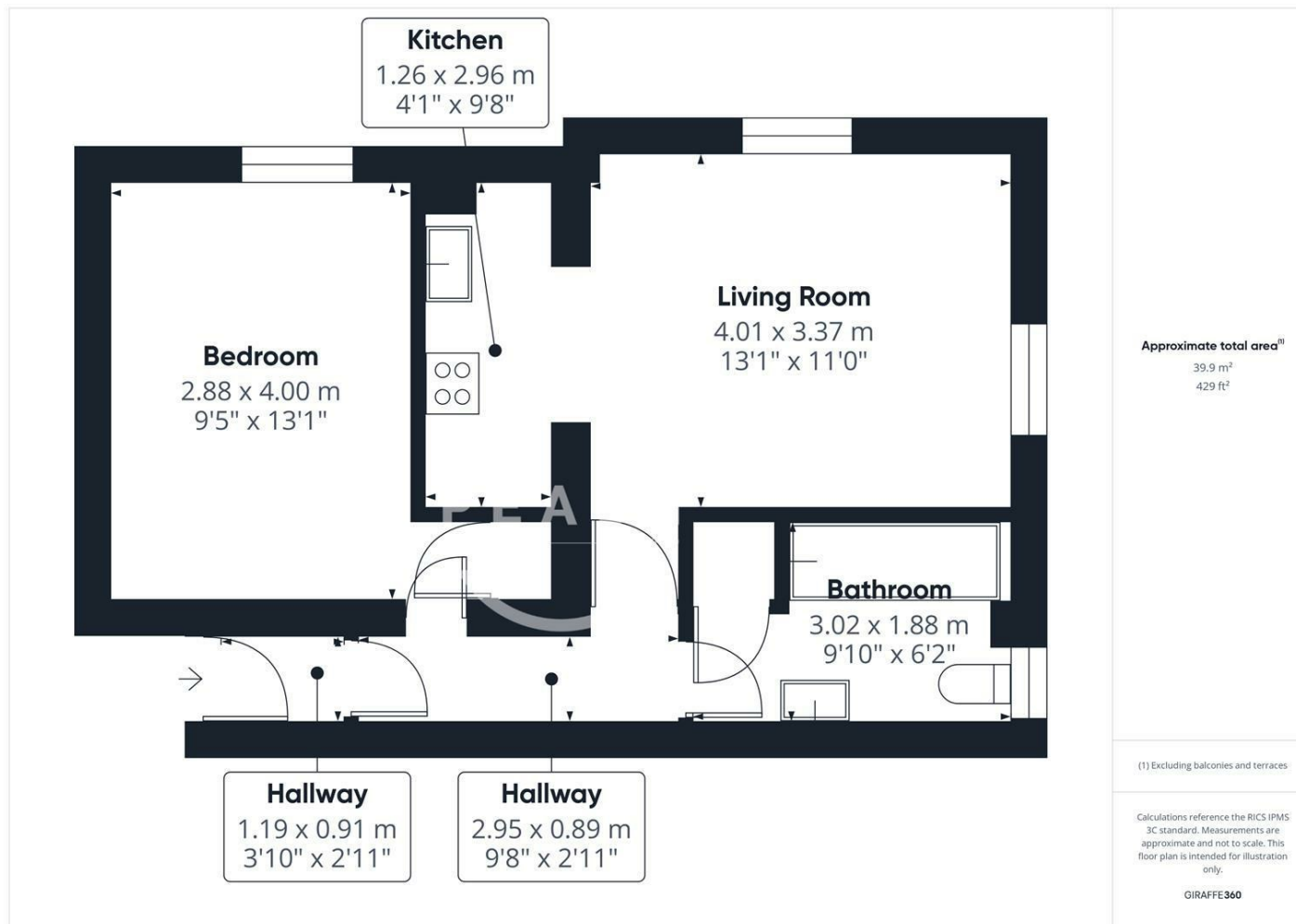
Leasehold: 91 years remaining (125 years from 01/01/91)

Service Charge: £2700 per annum

Ground Rent: £250 per annum







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		47
(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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