



ASKING PRICE

£500,000

Sugar Loaf Walk

London, E2 0JQ

Set within an immaculately kept gated development just moments from Bethnal Green Underground Station is this 2 double bedroom apartment with allocated parking.

Spread over 63.4 square meters, this property features a ground floor entrance with stairs leading up to the 1st floor. There are 2 good size double bedrooms, large fitted kitchen with space for dinning table, family bathroom and a bright and spacious reception room. The property has recently been decorated and has new carpets throughout.

Situated minutes from the local Underground station and the Overground line nearby, the property is also close to Shoreditch and Hoxton, popular and vibrant areas of East London, which includes Broadway Market and Columbia Flower Market, and a stone's throw from Brick Lane, plus a truly extensive selection of bars, restaurants and coffee shops you'd be hard pushed to find elsewhere. You also have the choice of popular local green escapes - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space, which is a five-minute walk away.

Council Tax: Band C

Leasehold: 94 years remaining (from 2022)

Service Charge: £2,235.60

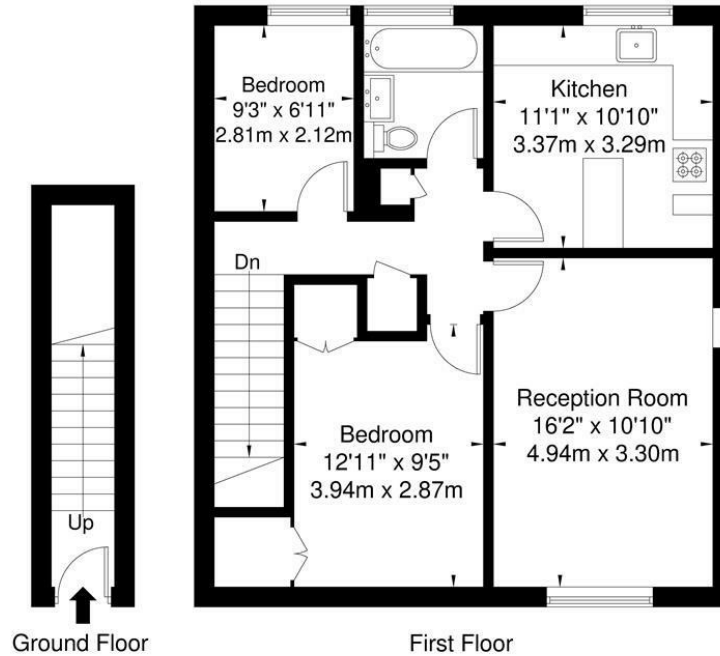
Ground Rent: £100





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Approx. Gross Internal Area = 63.4 sq m / 682 sq ft



Ref

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**BLEU
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. 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	74	77
(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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