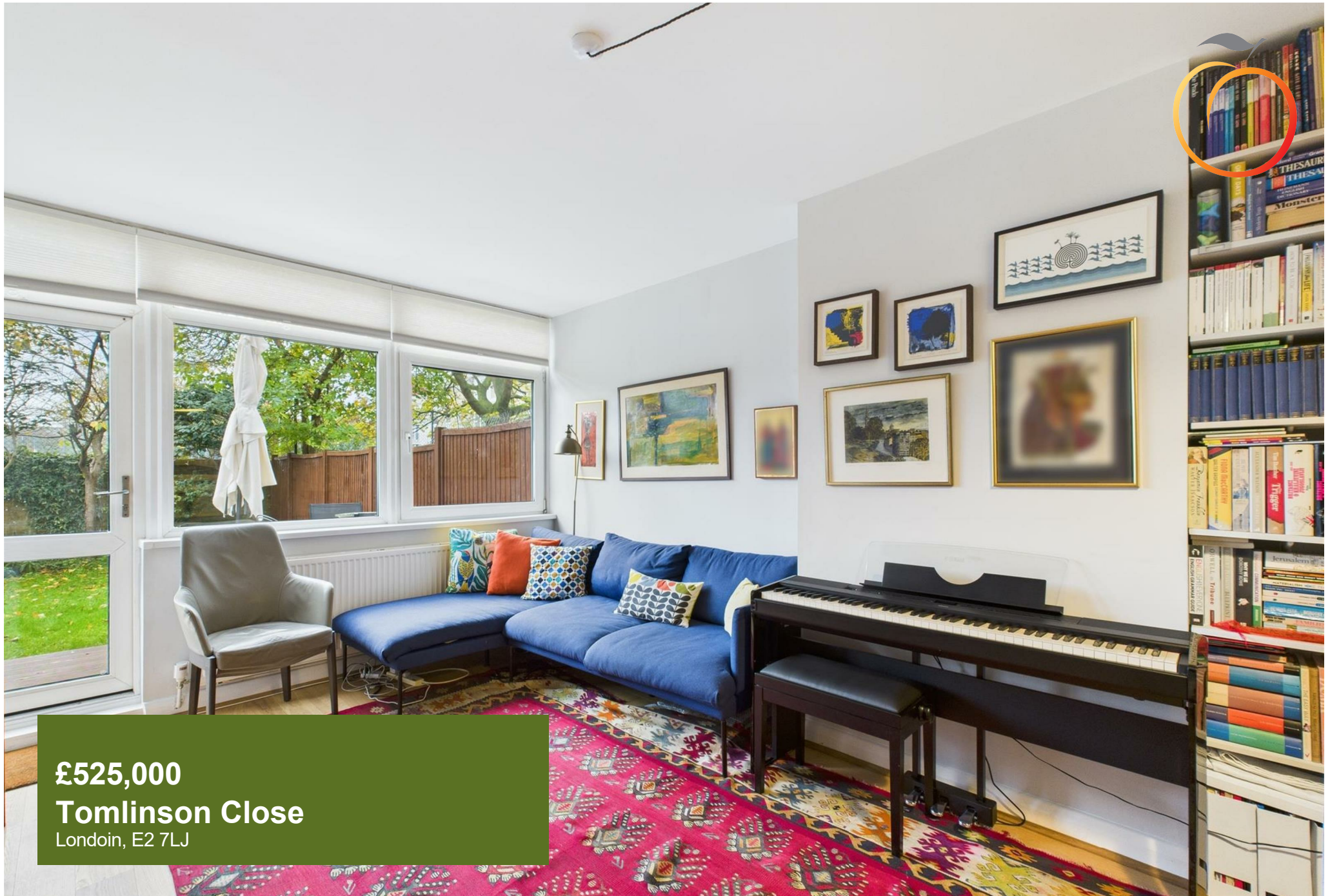




£525,000

Tomlinson Close

Londoin, E2 7LJ

Located moments from Columbia Road Flower Market and Brick Lane is this renovated 2 double bedroom maisonette with private garden which has had the added bonus of a recent lease extension.

The property features a good size reception room with plenty of natural light and patio doors leading onto a private rear garden with decking and grass area.

There is a contemporary fitted kitchen with space for a dining table and under-stair storage.

The 1st floor has 2 double bedrooms as well as a modern fitted family bathroom with walk-in shower.

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 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.

Allocated parking on the estate is available (subject to availability via Tower Hamlets).

Tenure: Leasehold 177 years remaining

Service Charge: £1927.30 per annum

Ground Rent: zero (peppercorn)

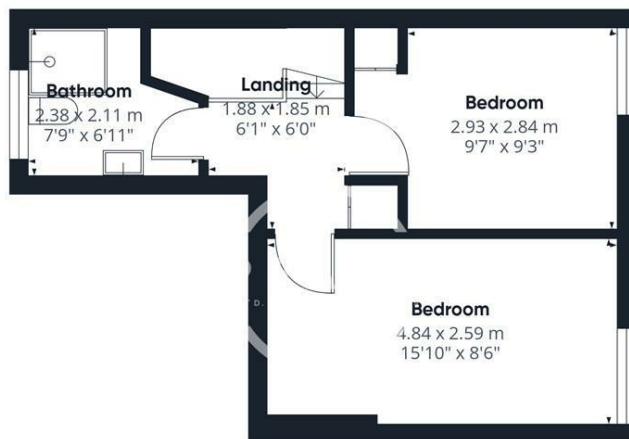
Council Tax: Band C







Floor 0



Floor 1

Approximate total area⁽¹⁾

60.6 m²
650 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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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