



£475,000  
**Tomlinson Close**  
London, E2 7LJ

Offered for sale is this 3 bedroom split level apartment set within a purpose built block off Brick Lane.

The property features a good size separate kitchen, bright reception room with access to private balcony , 3 bedrooms, separate W/C and family bathroom.

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).

Offered on a chain free basis.

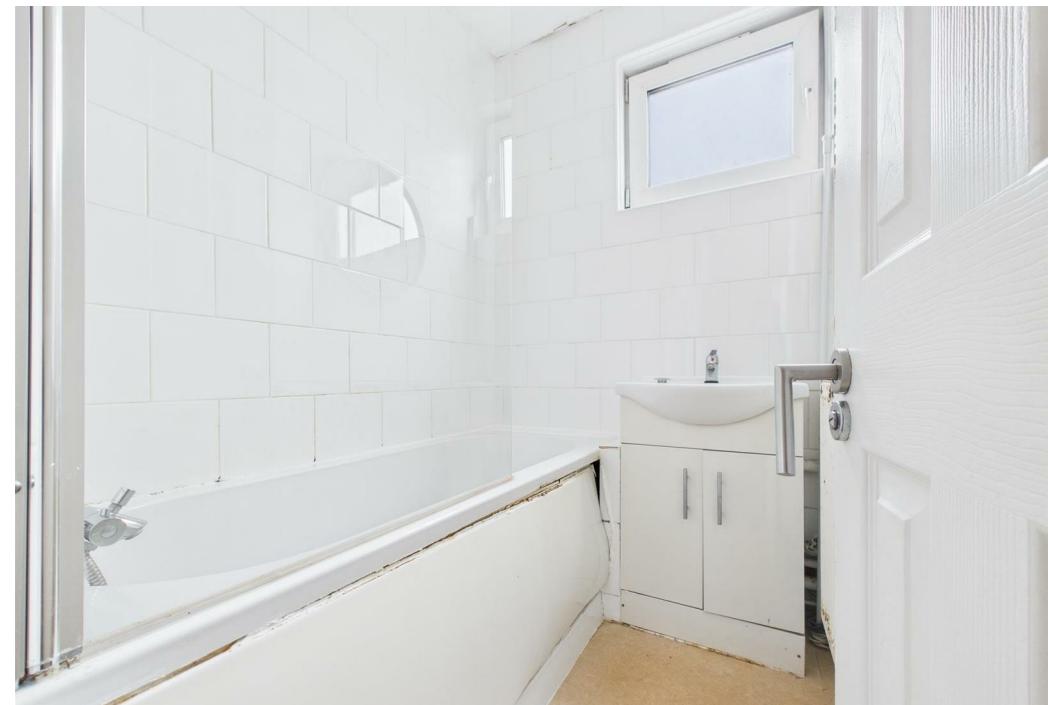
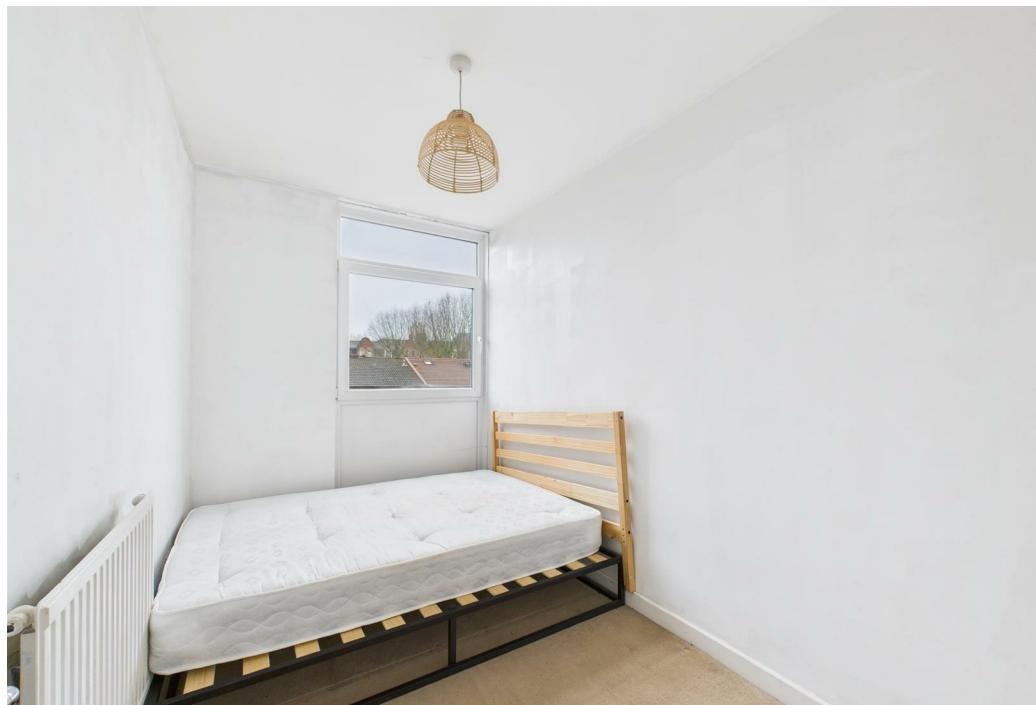
Leasehold: 88 years remaining

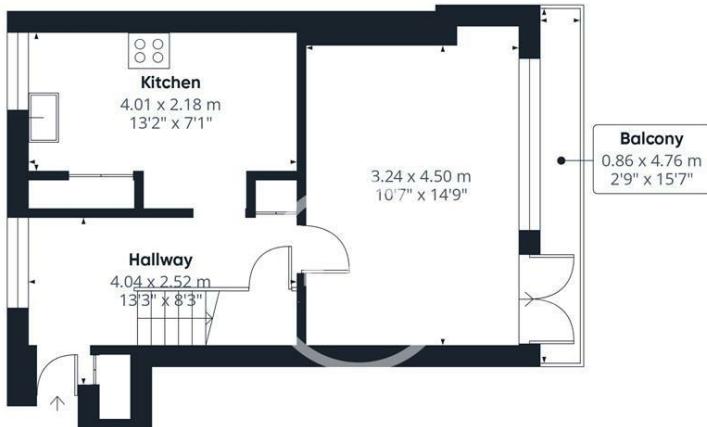
Service Charge: £2198.28

Ground Rent: £10 Per Annum

Council Tax: Band C







Floor 1



Floor 2



#### OFFICE ADDRESS

88 Cheshire Street  
London  
E2 6EH

#### OFFICE DETAILS

0207 739 6969  
[info@peachproperties.com](mailto:info@peachproperties.com)  
[www.peachproperties.com](http://www.peachproperties.com)

#### Approximate total area<sup>(1)</sup>

68.8 m<sup>2</sup>  
739 ft<sup>2</sup>

Balconies and terraces  
4.1 m<sup>2</sup>  
44 ft<sup>2</sup>

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

(1) Excluding balconies and terraces

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

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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