



5 Academy Court Kirkwall Place, London, E2 0NQ

Asking Price £375,000

Rarely available is this wonderful one bedroom flat boasting excellent room proportions and a location that is second to none. Situated on the first floor comprising; a spacious reception, a bright double bedroom, bathroom and separate kitchen with unique window overlooking the living and the dining area. It's tastefully and neutrally decorated which makes it ready for someone to move straight in.

Ideally located for access to the cafes, bars, restaurants and boutique shops. The Regents Canal and open green spaces of Victoria Park and London Fields are just moments away. Transport links include nearby Cambridge Heath (National Rail) and Bethnal Green underground station (Central Line), both allowing for swift and direct access to the City and West End.

Living Room 11'2" x 14'5" (3.42 x 4.41)



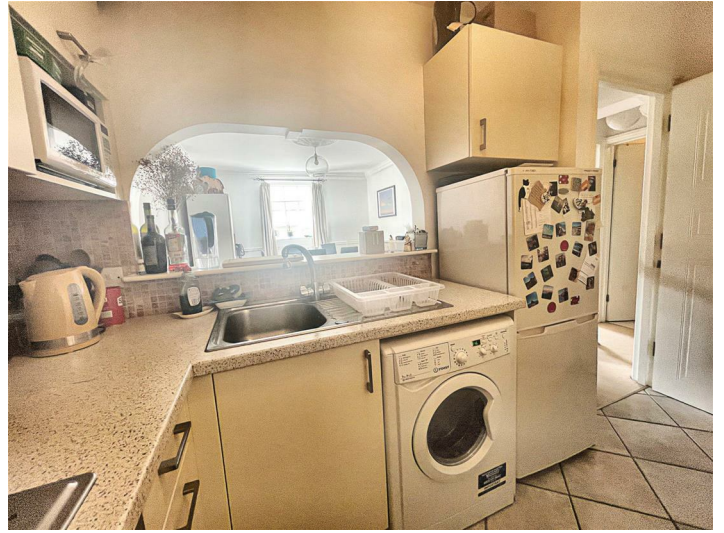
Double glazed window to the side aspect of the building. Semi open plan living room. New carpet.

Bedroom 10'3" x 12'7" (3.14 x 3.84)



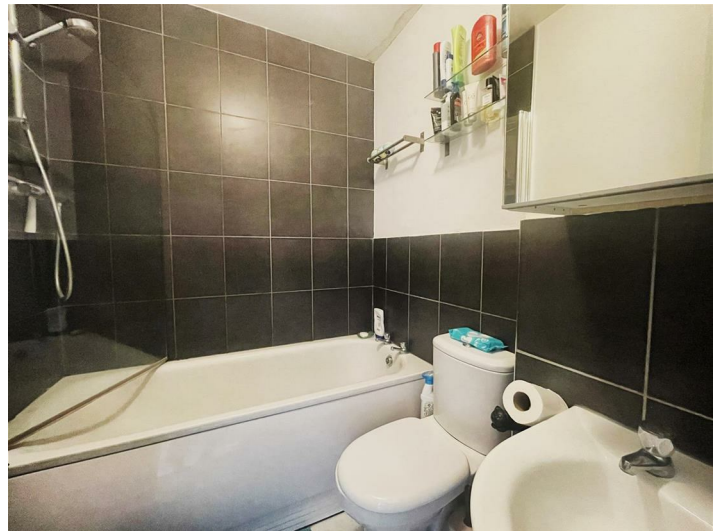
Double bedroom, double glazed window to the side aspect of the building. New carpet. Double size wardrobe. Ceiling rose.

Kitchen 11'2" x 11'0" (3.41 x 3.37)



Fully equipped kitchen. Electric cooker with extractor fan over. One and half bowl sink with mixer tap and drainer overlooking the dining and living area. Tiled floor and partly tiled walls.

Bathroom 7'1" x 5'6" (2.16 x 1.68)



Panelled bath with shower attachment. Wash hand basin with mixer tap and vanity unit storage above. Low level WC. Tiled flooring and tiled walls.

External



Four storey building with the lift facilities. Private parking gated in the back of the building. Secured entry by telecom. Just few minutes away to Bethnal Green Underground station or local shops and restaurants.

Tenure

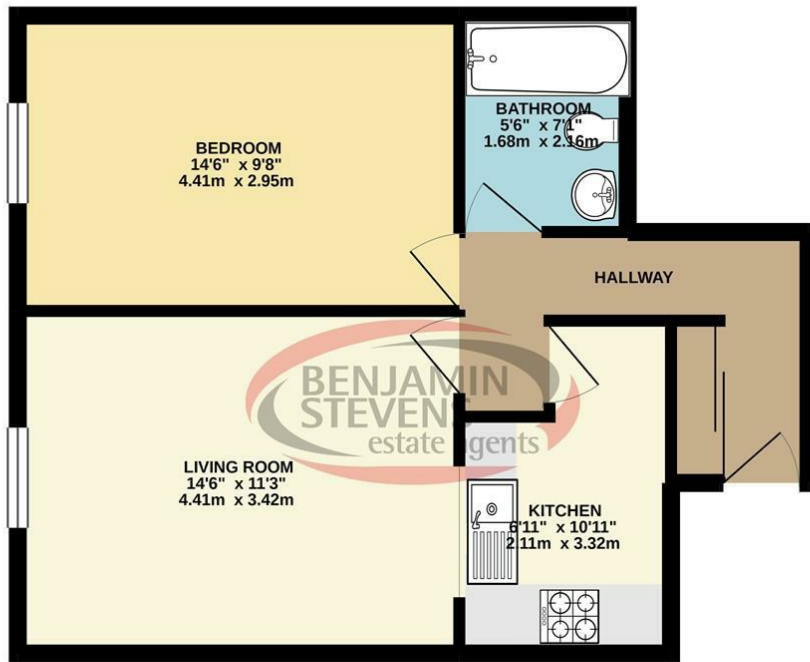
Lease - 95 years

Council - Tower Hamlet

Service Charge - £1200 per annum

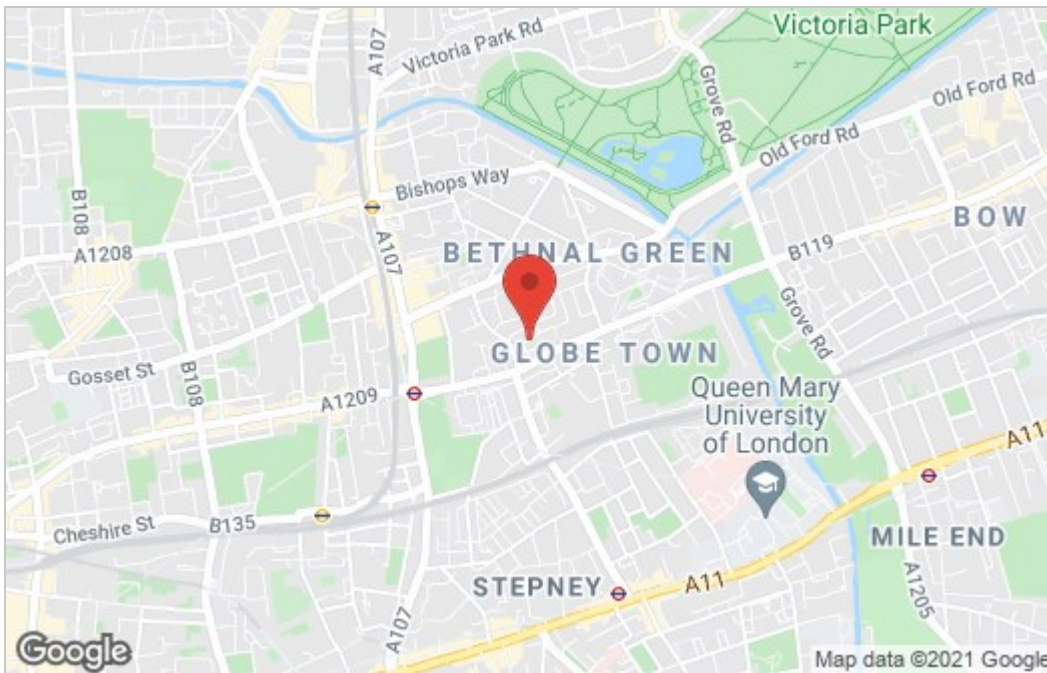
Floor Plan

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

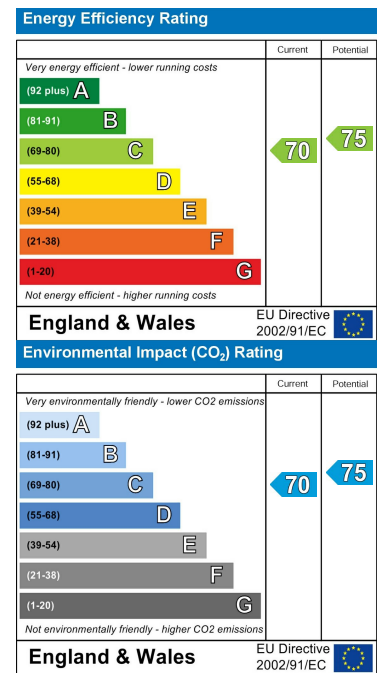


BETHNAL GREEN
TOTAL FLOOR AREA - 474 sq.ft. (44.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Area Map



Energy Efficiency Graph



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