



£370,000
Nelson Gardens
London, E2 7AA

Located close to Columbia Road Flower Market is this well presented 1-bedroom property.

The apartment is set on the top floor of the development and features a lovely bright and spacious reception room with lots of natural light, leading to a contemporary fitted integrated kitchen with quartz worktops. There is a good sized double bedroom with fitted wardrobes. The bathroom is fitted with a neat, white bathroom suite.

The apartment is double-glazed throughout and has gas central heating.

Columbia Road is one of East London's most popular and characterful locations, famous for its vibrant Sunday flower market, the street is lined with independent boutiques, galleries and cafés, creating a true village feel in the heart of the city. Beautiful period properties and stylish modern flats sit just moments from Shoreditch, Hoxton and the City. Nearby parks and canal walks offer welcome green space. With its unique atmosphere, strong community spirit and enduring popularity, Columbia Road presents an outstanding opportunity for both homeowners and investors alike.

Originally developed in the 19th century to serve the local working community, Columbia Road was part of a wider Victorian effort to improve living conditions in the East End. The flower market itself was established in the 1860s, inspired by philanthropist Angela Burdett-Coutts. Over time, the area evolved from a traditional street market into the vibrant cultural destination it is today.

Excellent transport links make commuting easy, and include Bethnal Green Underground, Cambridge Heath Mainline and Shoreditch High Street Stations.

Leasehold: 83 years remaining

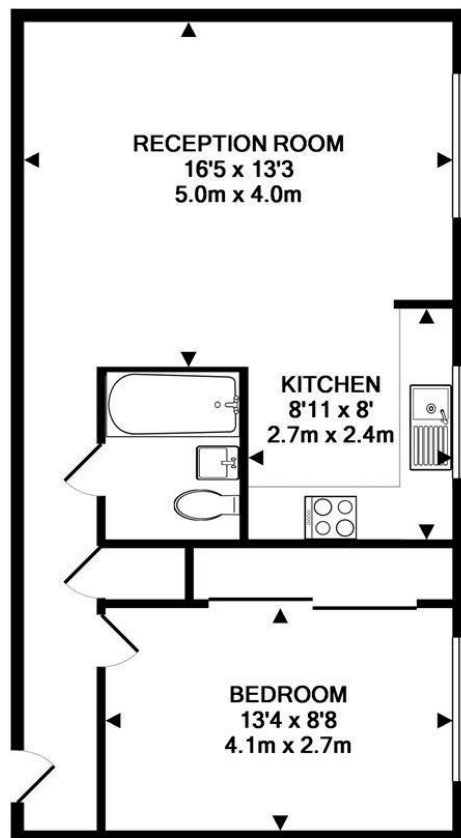
Service Charge: £1840.44 per annum

Ground Rent: £10 per annum

Council Tax: Band B







TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	47	
(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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