



PRICE GUIDE

£340,000

54 Folgate Street

London, E1 6UN

Guide Price £340,000 - £360,000

A Fantastically located 1 bedroom ground floor apartment which is just a short walk from Spitalfields market and Liverpool street station.

The property comprises of a large living area, separate fully fitted kitchen and double bedroom with ample storage. It also has the benefit of an additional storage room just off the hallway and wood flooring throughout.

Offered on a chain free basis the property is ideal for both 1st time buyers and buy to let investors being so close to great transport links.

Situated in a lively area, residents will benefit from easy access to a plethora of local amenities, including shops, restaurants, and public transport links, ensuring that the best of London is right at your doorstep. This flat presents a wonderful opportunity to embrace city living in a comfortable and well-designed space. Don't miss the chance to make this delightful property your new home.

Leasehold:123 years

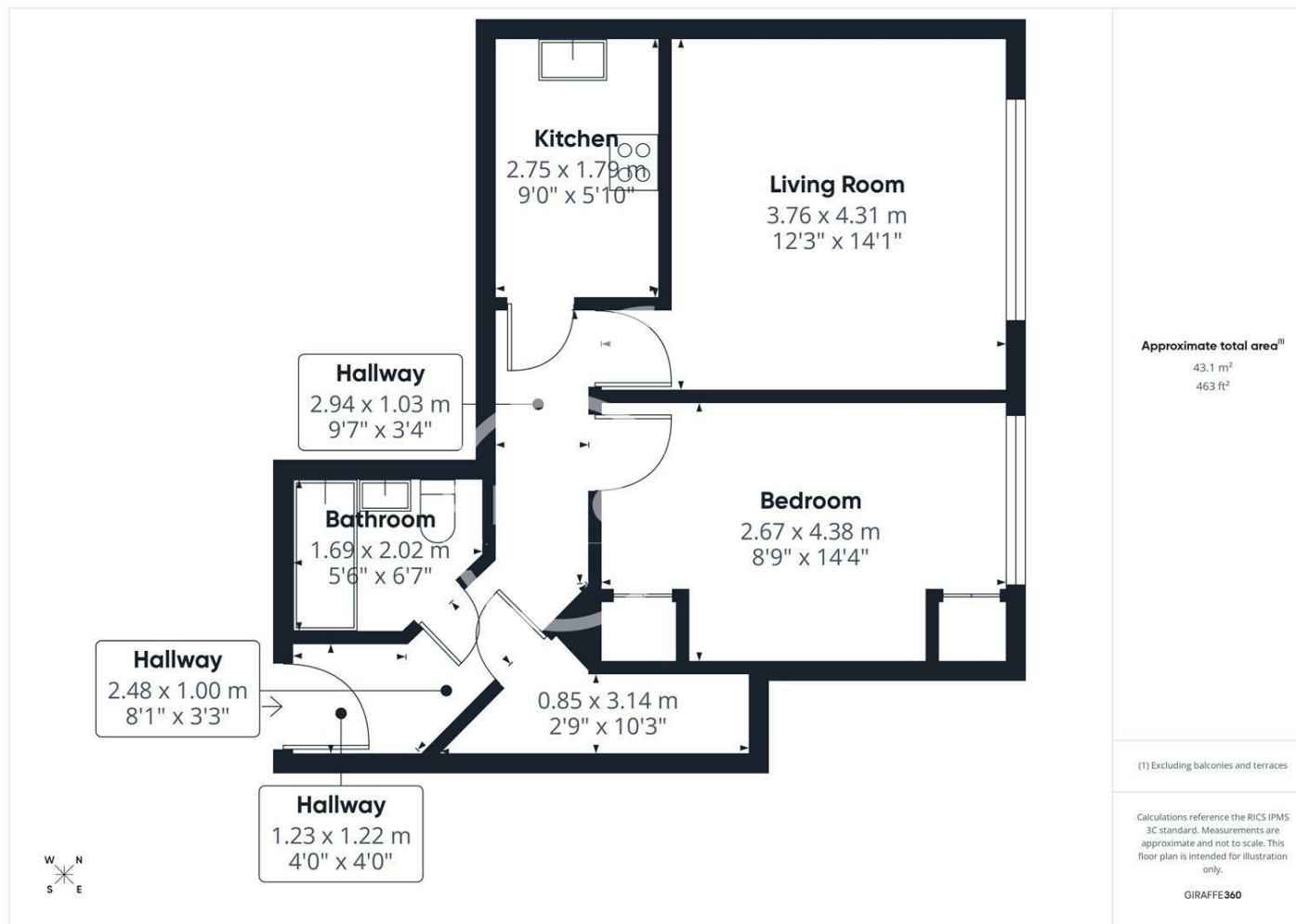
Service Charge: £3600 per annum

Ground Rent: £250 per annum

Council Tax: Band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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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