

£520,000

Prichards Road

London, E2 9BL

Beautifully presented split level 2 double-bedroom apartment set within a popular purpose built block just a few moments from Broadway Market.

Situated on the top floor, the property features a good sized reception room with dual aspect views bring in lots of natural light. There is a separate fitted kitchen and a large double bedroom on the ground floor. Stairs leading to the first floor provide access to the master bedroom within the eves of the building, as well as a modern fitted family bathroom and a large storage room.

The building is kept in good order with communal gardens, bike storage (subject to availability) and lift facilities.

Ideally positioned on Pritchards Road in the heart of East London, the property enjoys an excellent location close to some of the area's most popular destinations. Broadway Market is within easy reach, offering an eclectic mix of independent cafés, restaurants, food stalls and shops, while the renowned Columbia Road Flower Market is also nearby and particularly popular at weekends.

The surrounding area is well known for its independent character, with a wide choice of cafés, restaurants, bars and local amenities close at hand. Haggerston Park is also just a short walk away, providing valuable green space, while the wider Victoria Park and London Fields areas are readily accessible.

Transport connections are excellent. Cambridge Heath Station is approximately a five-minute walk away, providing Overground services across London, while Bethnal Green Underground Station is also within easy walking distance, offering Central line services. Hoxton Station and London Fields are additional nearby options, with Shoreditch, Old Street, the City and Liverpool Street all easily accessible.

Combining a lively East London neighbourhood with excellent transport connections and an outstanding choice of independent amenities, the location is particularly well suited to those looking to enjoy the best of the area's cafés, markets, restaurants, culture and green spaces.

Leasehold: 82 years remaining (lease extension in progress)
Service Charge: £1941.65
Ground Rent: £10 per annum
Council Tax: Band C

Please note the property is owned by a member of Peach Properties UK LTD. This is disclosed for transparency.

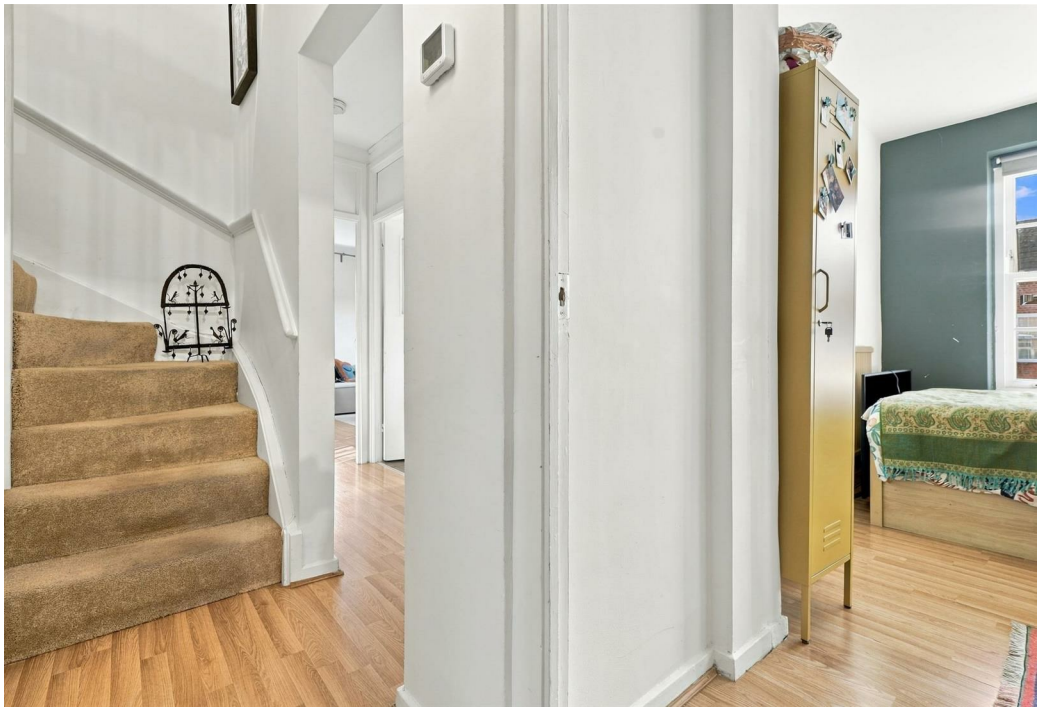


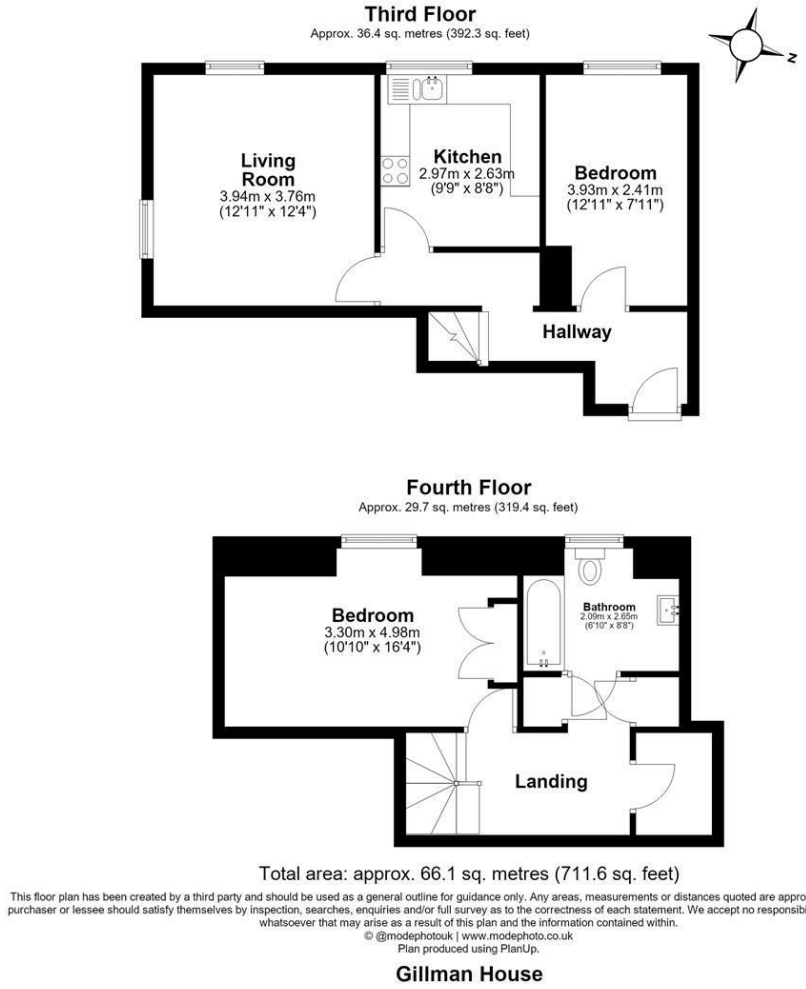


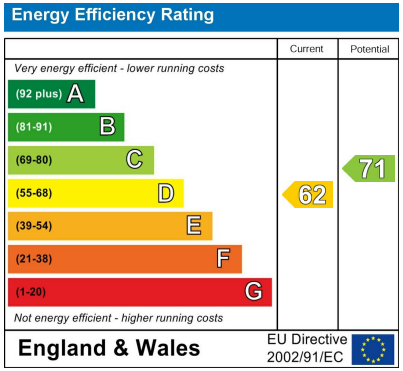












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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