



## Flat 24, Minstrel Court Teesdale Close, London, E2 6PQ

£615,000

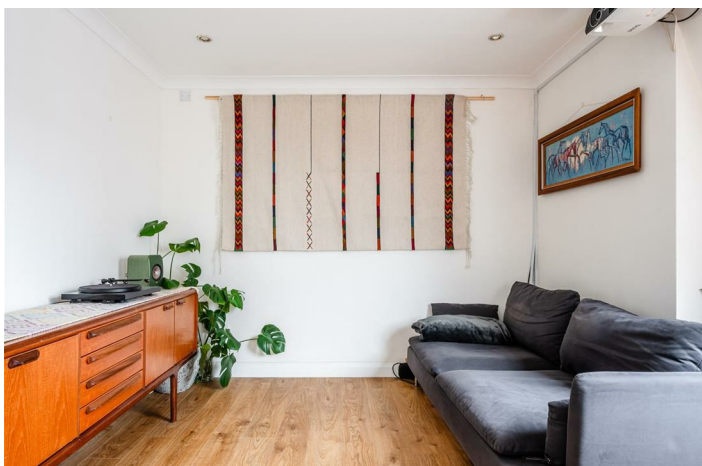
- Victorian school conversion
- Two double sized bedrooms
- Ample storage
- Top, third-floor apartment
- Open plan living
- Amenities found on Hackney Road and Broadway Market.

# Minstrel Court Teesdale Close, London E2 6PQ

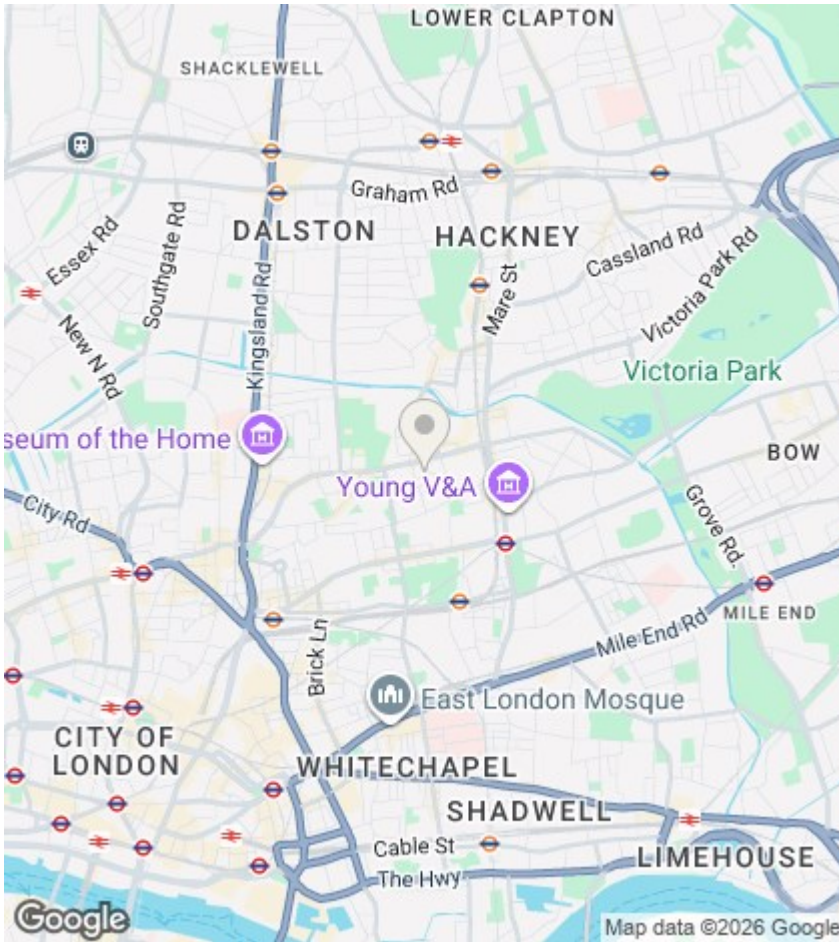
Substantially built with red brick and Victorian grandeur, Minstrel Court was once a day school for the children of the East End till it closed in the 1980's and was converted into residential homes. It is Blakestanley's privilege to announce this third-floor apartment therein to the sales market. Comprising of two double sized bedrooms, an open plan kitchen / diner / reception room and a three piece bathroom suite. The property benefits from a number of sky lights bringing brightness to the moodiest of days and a generous storage cupboard for all of ones unspeakables. Excellently positioned between East London's 'buzz' stops, Broadway Market and Columbia Road's Flower Market and nearby to many tranquil green open spaces such as Haggerston Park and Victoria Park to name a few. Bethnal Green Underground, Cambridge Heath Overground and many bus routes put the rest of London and beyond within easy reach.



Council Tax Band: C







Directions

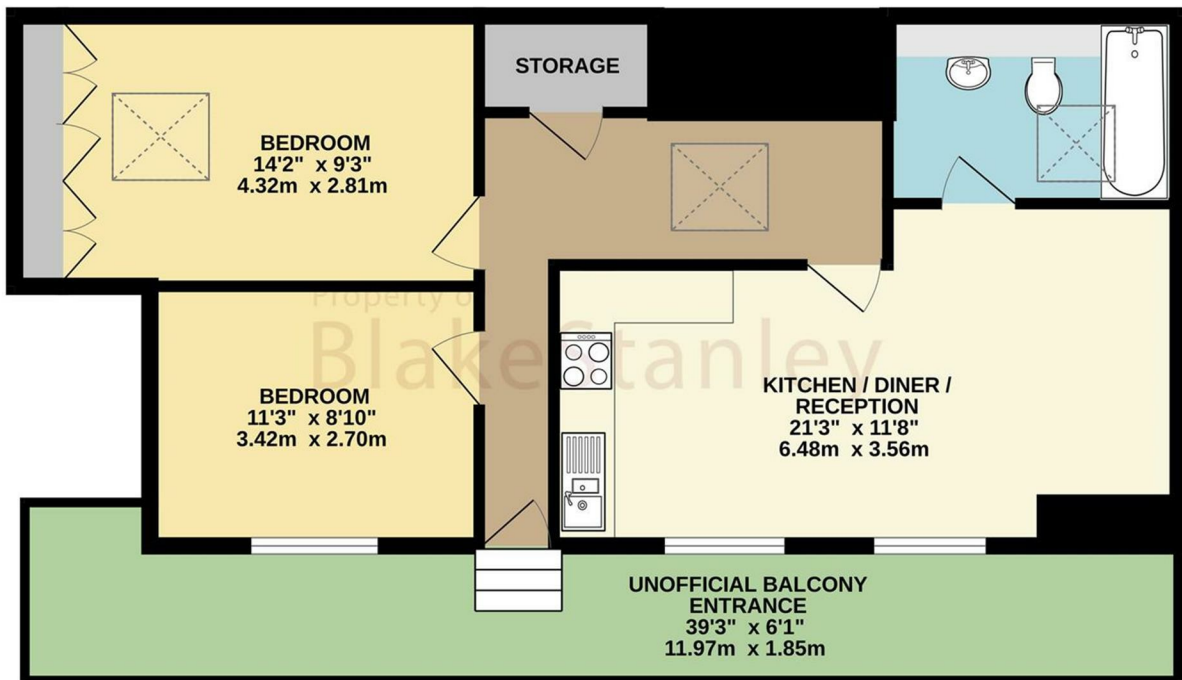
Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

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

THIRD FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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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