

£650,000

Boundary Street

London, E2 7HJ

Set within the iconic Grade II Listed Boundary Estate, one of East London's earliest and most architecturally distinctive neighbourhoods, this beautifully renovated ground floor, 3-bedroom apartment offers over 770 square feet of thoughtfully redesigned living space.

The property has undergone a complete back-to-brick renovation, including new wiring, plumbing and secondary glazing, and is presented in exceptional condition throughout. Featuring a bright open-plan reception room with contemporary fitted kitchen, modern family bathroom and 3 double bedrooms, there is also the added benefit of a private external storage cupboard – perfect for bicycles, prams and other items.

Nestled between Brick Lane, Columbia Road flower market and Shoreditch High Street, the Boundary Estate has a fascinating history. It gets its name from having marked the boundary where 19th Century policemen stopped their beat and the communities who lived there inspired Dickens and other writers of the time. Today, the estate, laid out around the landmark Arnold Circus bandstand, is celebrated for its handsome Victorian red-brick façades, tree-lined avenues and unique village-like setting.

Being in the heart of Shoreditch, the property is surrounded by an eclectic mix of boutiques, cafés, galleries and renowned restaurants – Redchurch Street, Boxpark, Dishoom and Michelin-starred Brat are all just moments away.

Transport connections are excellent, with Shoreditch High Street, Liverpool Street and Old Street stations all within easy walking distance, providing access to the Overground, Underground and National Rail, making this an ideal home for City living.

Offered chain-free with a long lease of over 100 years, this is a move-in-ready home in one of East London's most historic neighbourhoods.

Council Tax: Band C
Leasehold: 103 years remaining
Service Charge: £1,837 per annum
Ground Rent: £10 per annum



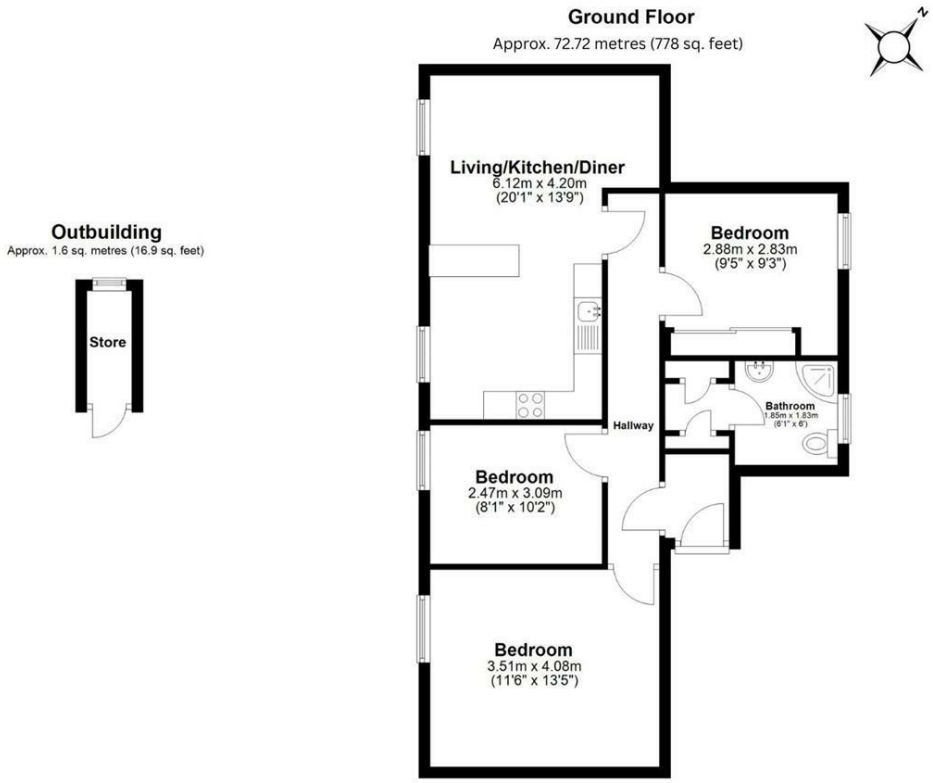








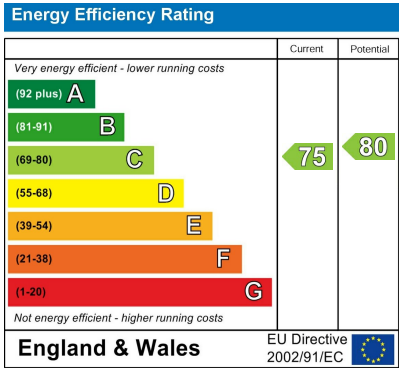




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Abingdon House



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