

# Teesdale Close, E2



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 fourth-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.

**£615,000**  
**Share of Freehold**

**KEY FEATURES**

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

**ENERGY PERFORMANCE CERTIFICATE**

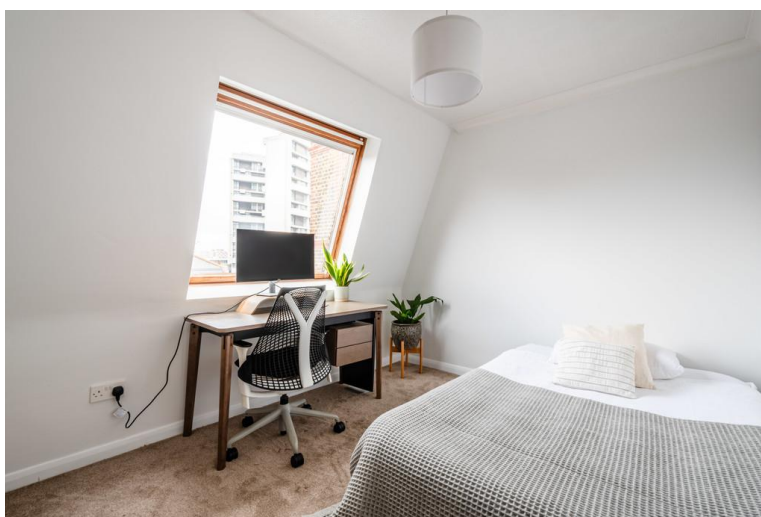
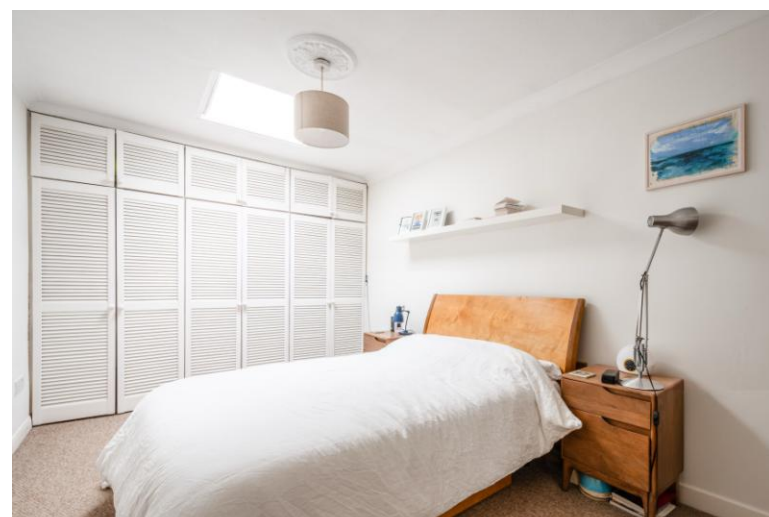
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ADDITIONAL INFORMATION**

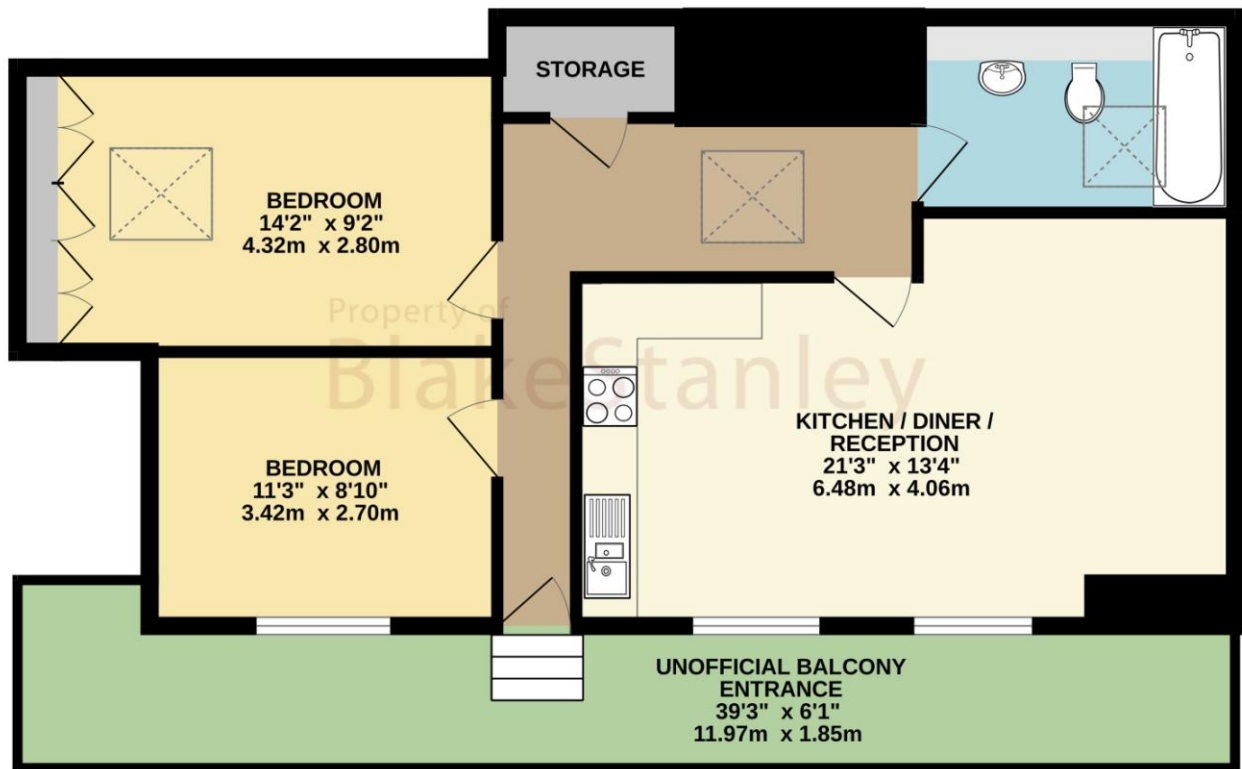
TENURE:	Share of Freehold – 999 years	(Advised by Vendor)
SERVICE CHARGE:	£2,286.00 p.a.	(Advised by Vendor)
RESERVE FUND:	£1,216.00 p.a.	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,559.61	
LOCAL AUTHORITY:	Tower Hamlets London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.





FOURTH 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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