

Kay Street, E2



Blakestanley are pleased to offer to the market this one bedroom apartment with balcony. Situated on the first floor of a well maintained development, the property comprises a spacious open-plan reception/kitchen/diner with access to a west facing balcony overlooking Haggerston Park, one double bedroom with built-in-wardrobes and a three piece bathroom suite. Other benefits include storage space and access to a communal roof terrace. The property is ideally positioned for the weekend markets of Broadway Market and Columbia Road whilst Shoreditch and The City are within easy walking distance, as are the green open spaces of London Fields and Victoria Park. An array of transport links are also close by including Bethnal Green Underground, Hoxton Overground and numerous bus routes.

£430,000
Leasehold

KEY FEATURES

- Open plan living
 - Private west facing balcony over pedestrian and cycle lane
 - Communal roof terrace with city views
 - Bike storage
- Bright and well presented
 - Numerous local green tranquil parks
 - Excellent transport options
 - Well-kept building

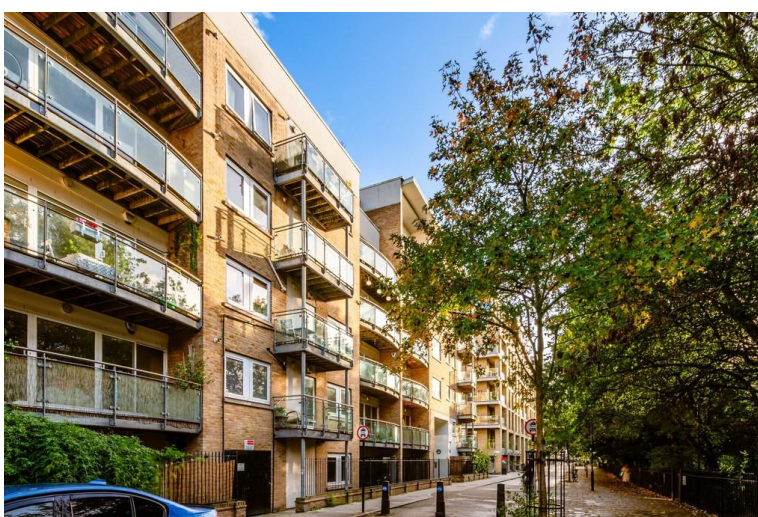
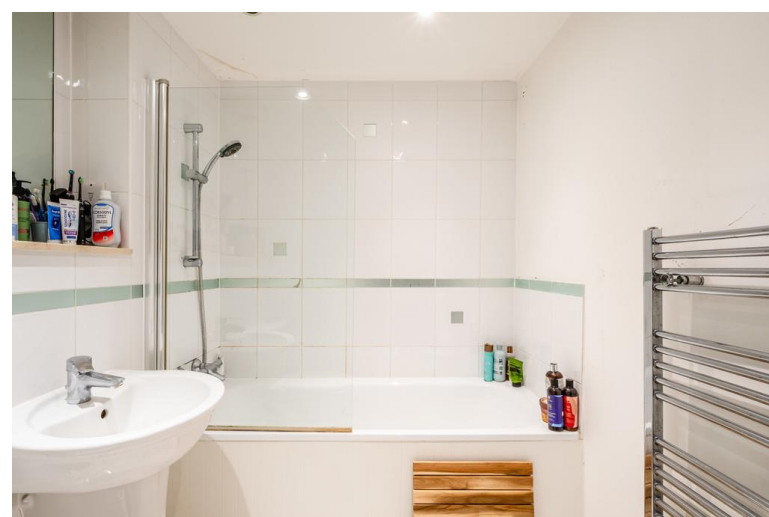
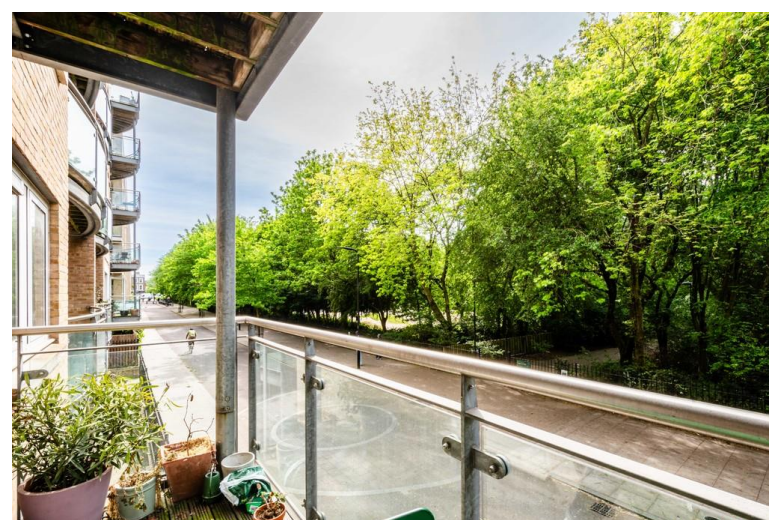
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

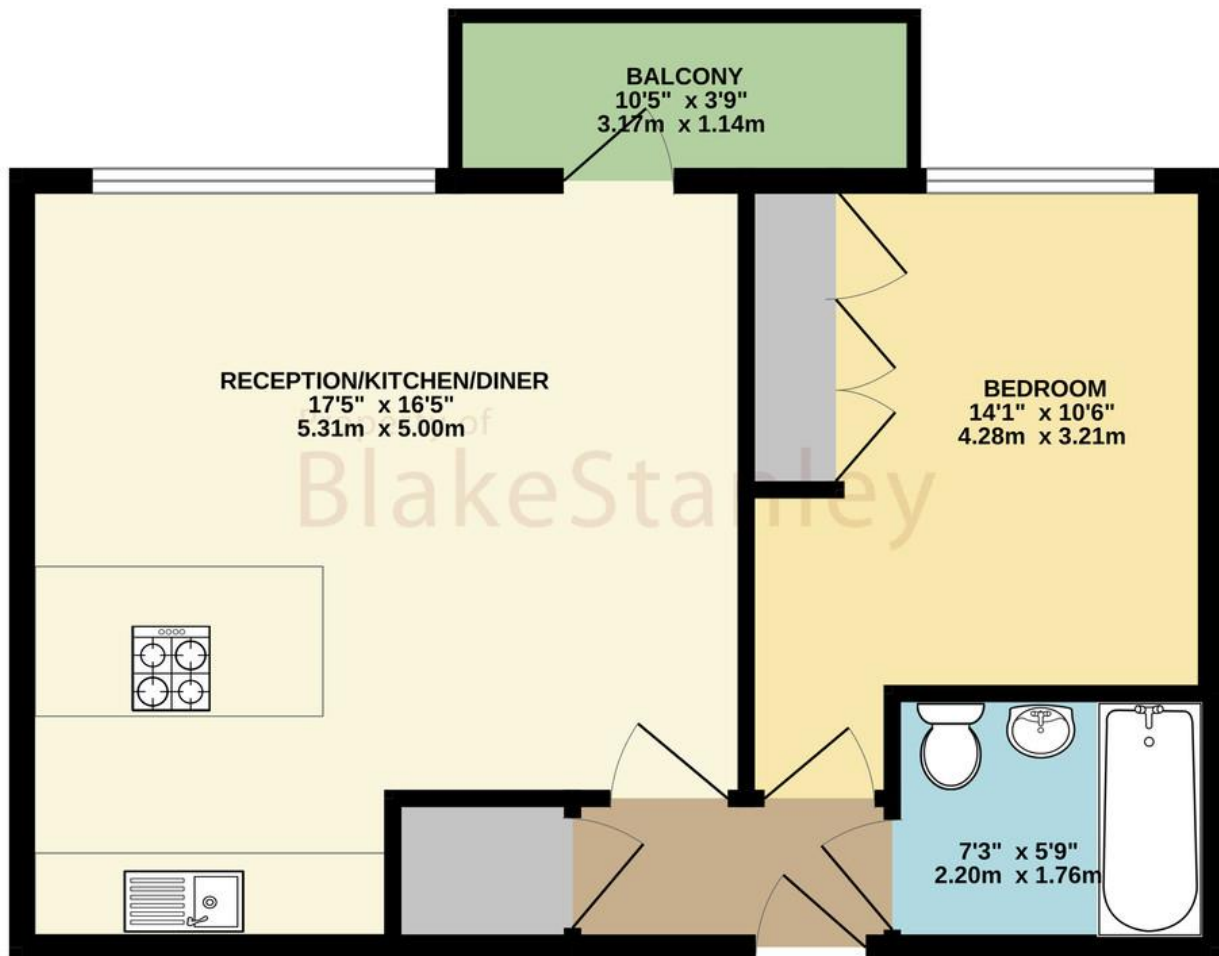
ADDITIONAL INFORMATION

TENURE:	Leasehold – 102 years	(Advised by Vendor)
SERVICE CHARGE:	£2,368.75 p.a.	(Advised by Vendor)
GROUND RENT:	£200.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C – £1,405.35	(Advised by Vendor)
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.



FIRST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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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