



PRICE GUIDE

**£700,000**

**Gorsuch Place**

London, E2 8HU

Price Guide: £700,000 - £750,000

Set within a popular modern development with a range of amenities is this 2nd floor 2 double bedroom apartment.

Spread over 702 square feet, the property benefits from a bright open plan contemporary fitted kitchen to reception room with access to private balcony, 2 double bedrooms and a modern fitted bathroom.

The development is kept within exceptionally good order with 24 hour concierge, residents gymnasium, cinema, club lounge and landscape roof terrace.

Located just moments from Columbia Road Flower Market with Hoxton Square and Broadway Market close by as well as a number of shops, restaurants, bars and supermarket located on Hackney Road, Kingsland Road and Shoreditch High Street.

There are a number of transport links including Liverpool Street and Old Street Stations which are a short walk as well as Hoxton and Shoreditch High Street Stations.

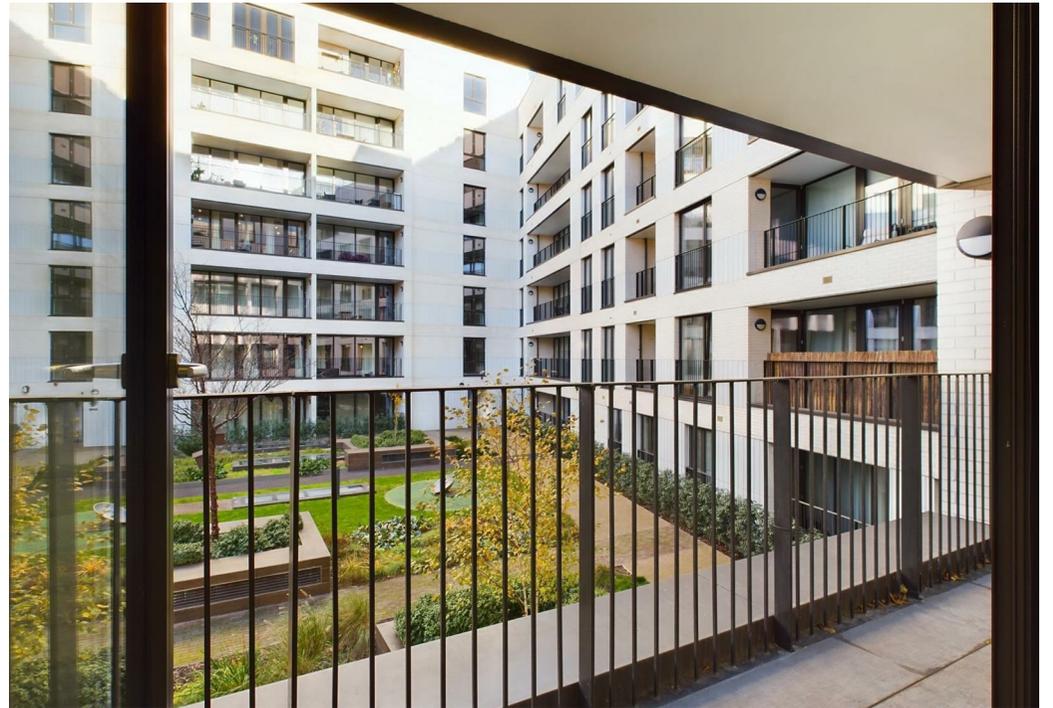
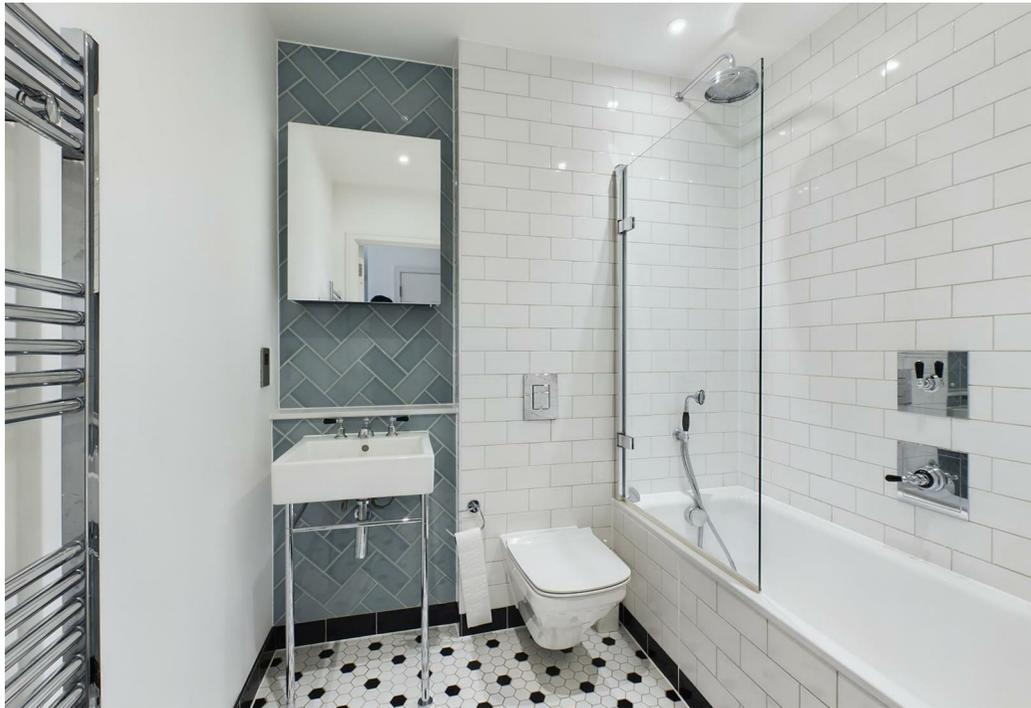
Leasehold: 994 years remaining

Service Charge £4,597.16

Ground Rent: £600 per annum

Council Tax: Band D



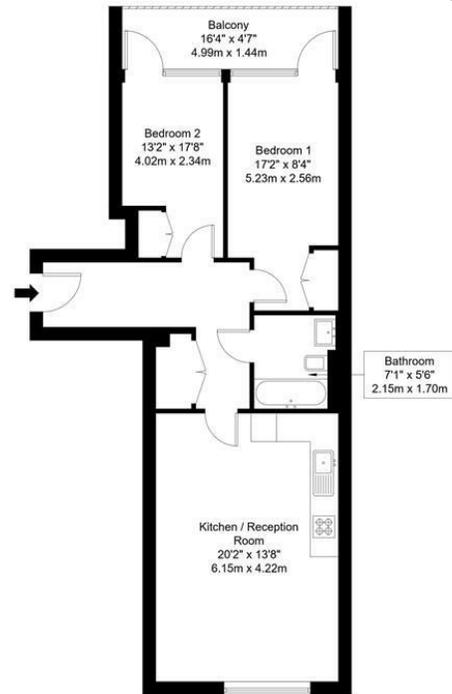


# Gorsuch Place, E2 8HU

Approx Gross Internal Area = 65.22 sq m / 702 sq ft

Balcony = 7.19 sq m / 77 sq ft

Total = 72.41 sq m / 779 sq ft



Second Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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