



## Chambord Street, London, , E2 7LN £300,000

Guide Price £300,000 - £325,000 Elms Estates are absolutely delighted to be able to offer for Sale this Amazing Studio Apartment offered to the market on a Chain Free basis.

The Property is located just moments from Shoreditch High Street station and within walking distance to Liverpool Street station giving you easy access across London. Columbia Road Flower Market also being moments away, while also having a wonderful lazy Sunday morning strolls to the vibrant Broadway Market. This location has a lot to offer with an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is bright and spacious throughout with a large reception/dining/bedroom area which gives you access to the balcony, Modern separate kitchen, Contemporary shower room with separate W/c and ample storage throughout.

Biggs House is situated in an ideal location and offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants



**Kitchen**  
7'10" x 7'2" (2.4 x 2.2)

**Reception/Dining/Bedroom**  
17'0" x 11'9" (5.2 x 3.6)

**Shower Room**  
4'3" x 3'11" (1.3 x 1.2)

**W/C**

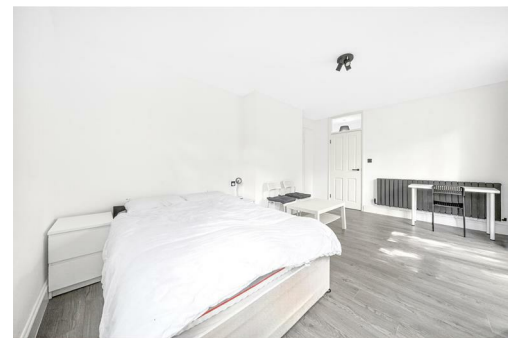
**Balcony**

**Material Information**

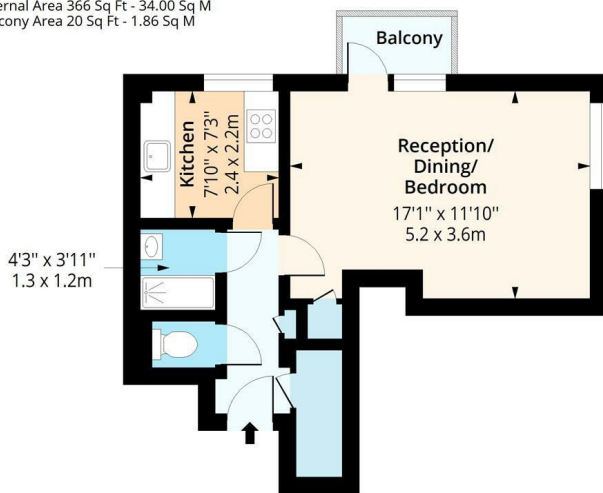
Tenure: Leasehold  
Length Of Lease: Approx 87 Years remaining  
Annual Service Charge: £1,600  
Annual Ground Rent: £10.00  
Council Tax Band: A

**Marketing Disclaimer**

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



**Briggs House E2**  
Approx. Gross Internal Area 366 Sq Ft - 34.00 Sq M  
Approx. Gross Balcony Area 20 Sq Ft - 1.86 Sq M



**Ground Floor**

Floor Area 366 Sq Ft - 34.00 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 11/6/2026

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus+) A			(92 plus+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	