



Stephen Court, 5 Diss Street, Shoreditch, E2 7QX

£434,995

A LARGE 1 BEDROOM APARTMENT (over 600 sqft) LOCATED IN THE HEART OF SHOREDITCH E2 MINUTES FROM THE STATION, COLUMBIA ROAD AND BRICK LANE.

Comprising of an open plan living room with luxury fitted kitchen, access to terrace, fitted bedroom and luxury bathroom suite.

Residents roof garden.

Short walk to Shoreditch station, Liverpool Street station and Old Street.

GROUND RENT £350 PA / SERVICE CHARGE £4600 PA / LEASE 239 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 1 BEDROOM APARTMENT
- OVER 600 SQ FT
- FITTED BEDROOM
- SHOREDITCH E2
- TERRACE
- LUXURY FITED KITCHEN
- WALK INTO THE CITY
- RESIDENTS ROOF GARDEN

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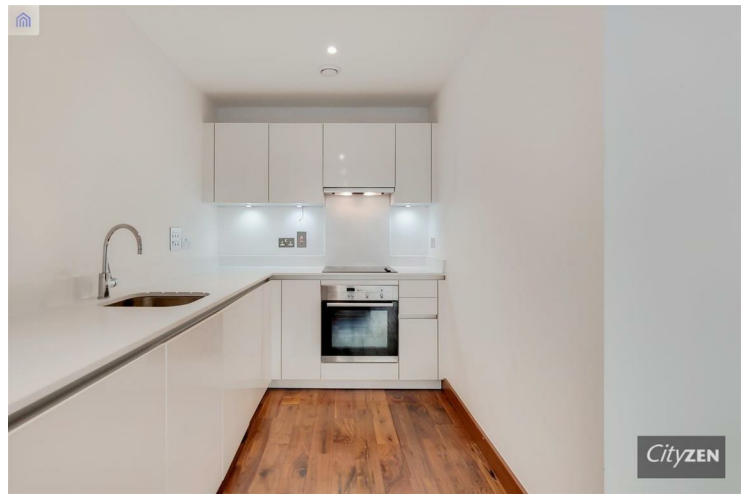
RECEPTION ROOM



BALCONY



KITCHEN



KITCHEN



BEDROOM



RECEPTION ROOM

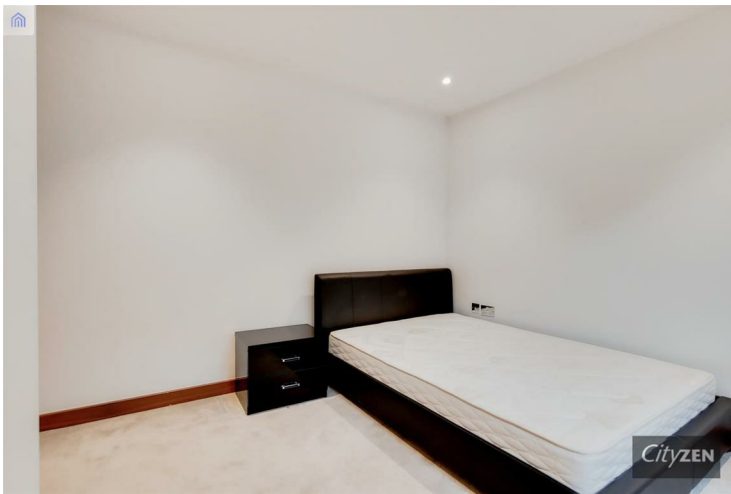
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RECEPTION ROOM



BATHROOM



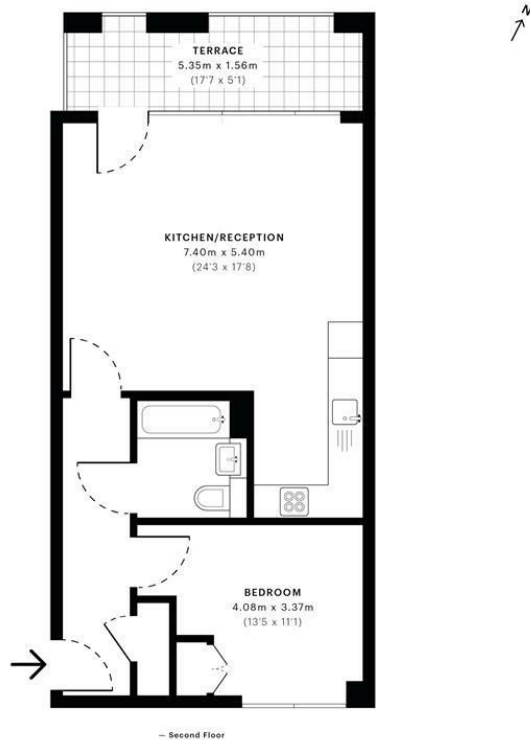
BEDROOM



BEDROOM



STEPHEN COURT



Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
57.59 sqm / 619.89 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes workrooms, restricted head height
55.08 sqm / 592.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.56 sqm / 81.38 sqft

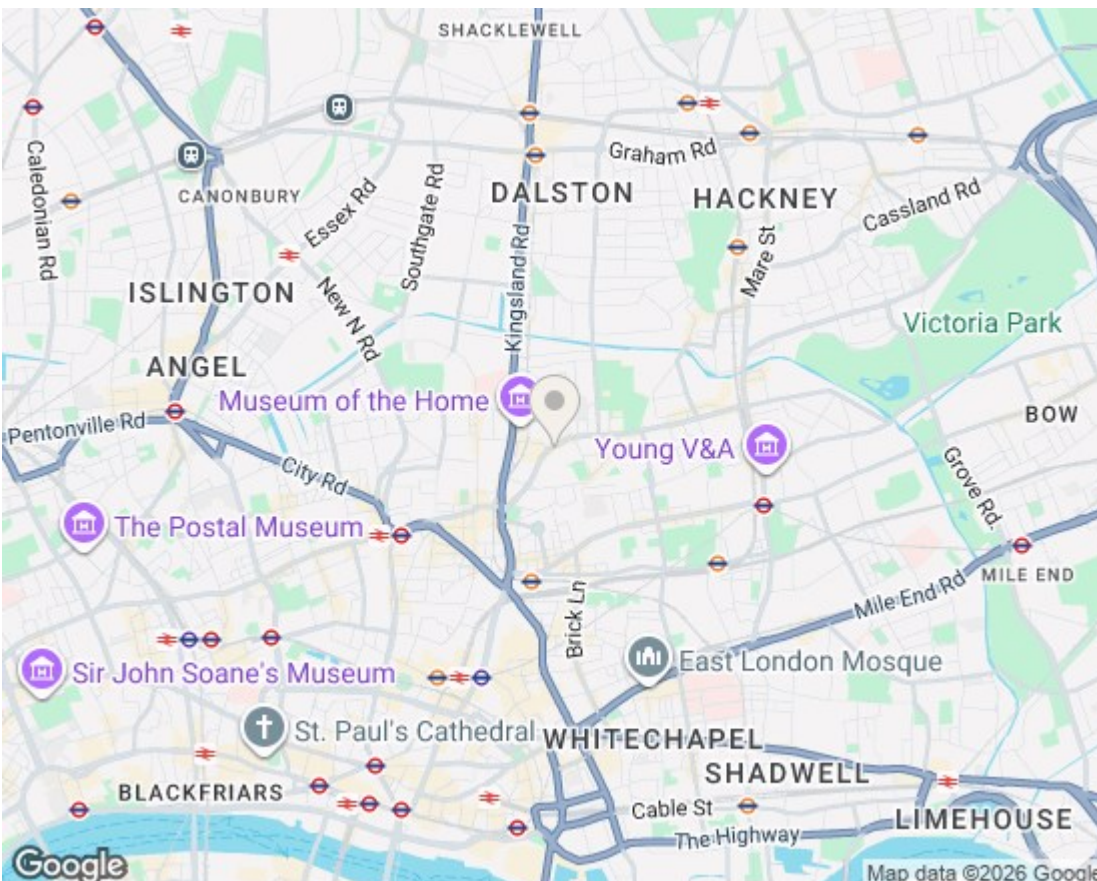
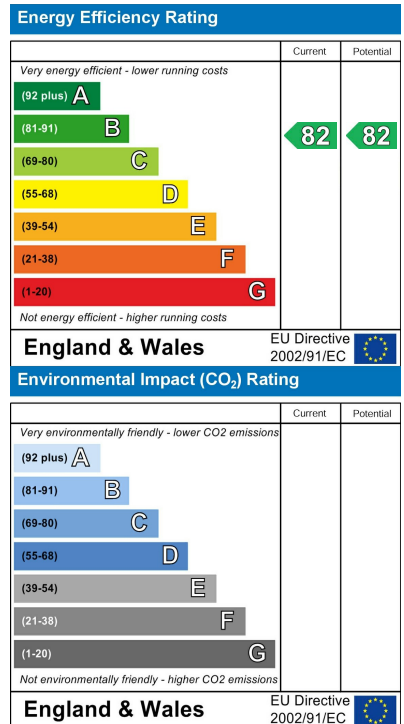
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 1B RESIDENTIAL 65.45 sqm / 704.50 sqft
IPMS 3C RESIDENTIAL 63.15 sqm / 679.74 sqft

SPIC ID: 5f8702308b6b1d0dbd5e8d93a



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.