



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

£420,000

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.

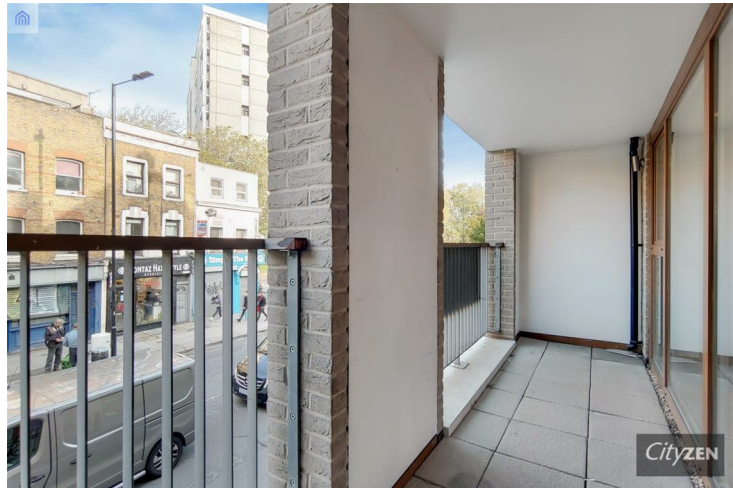
GROUND RENT £350 PA / SERVICE CHARGE £4600 PA / LEASE 239 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

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

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



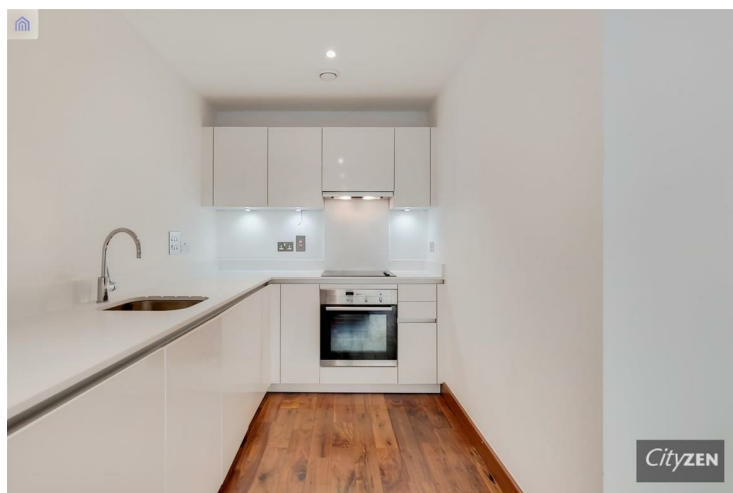
RECEPTION ROOM



BALCONY



KITCHEN



KITCHEN



BEDROOM



RECEPTION ROOM

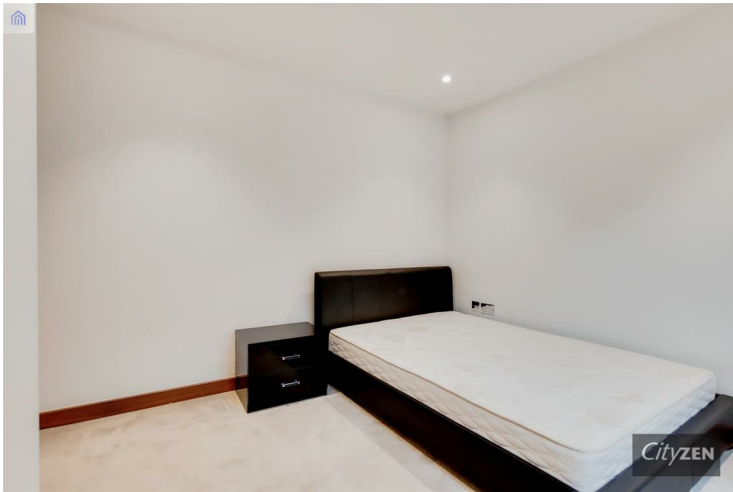
Stephen Court, 5 Diss Street, Shoreditch, E2 7QX



RECEPTION ROOM



BATHROOM



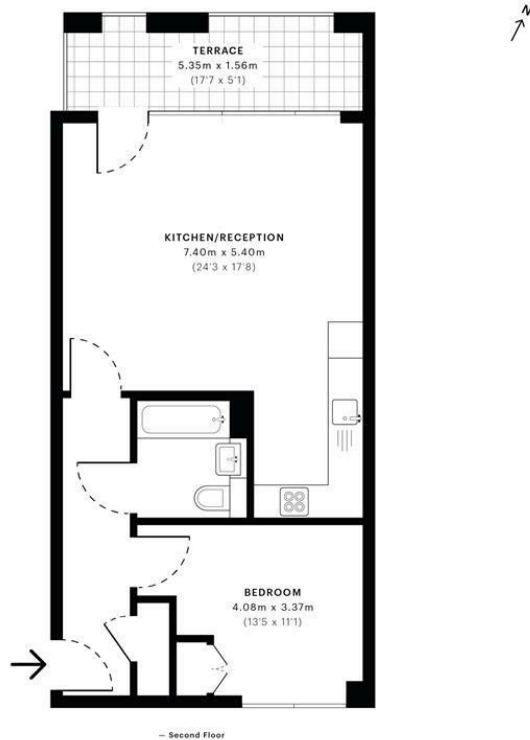
BEDROOM



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

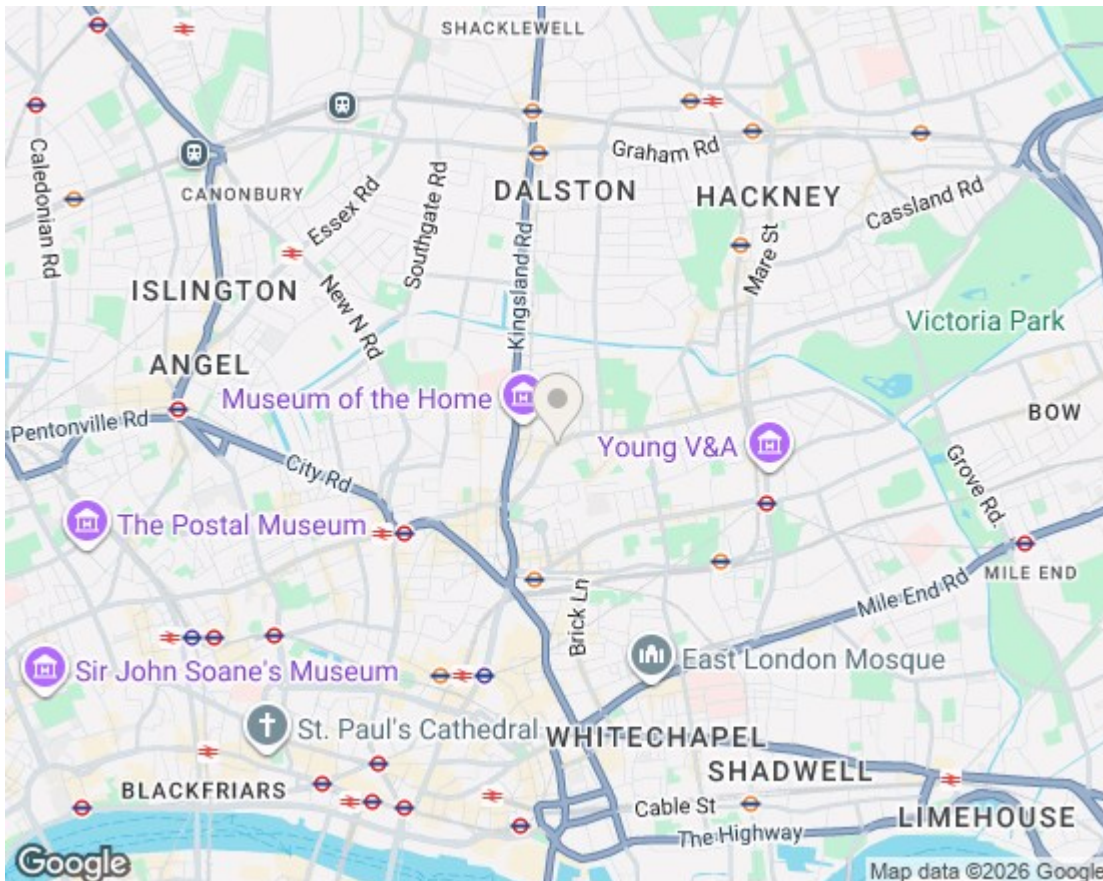


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPW100 RESIDENTIAL 65.45 sqm / 704.50 sqft
IPW100 RESIDENTIAL 63.15 sqm / 679.74 sqft

SPC ID: 5f87023086b11d0db5e9d93e

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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.