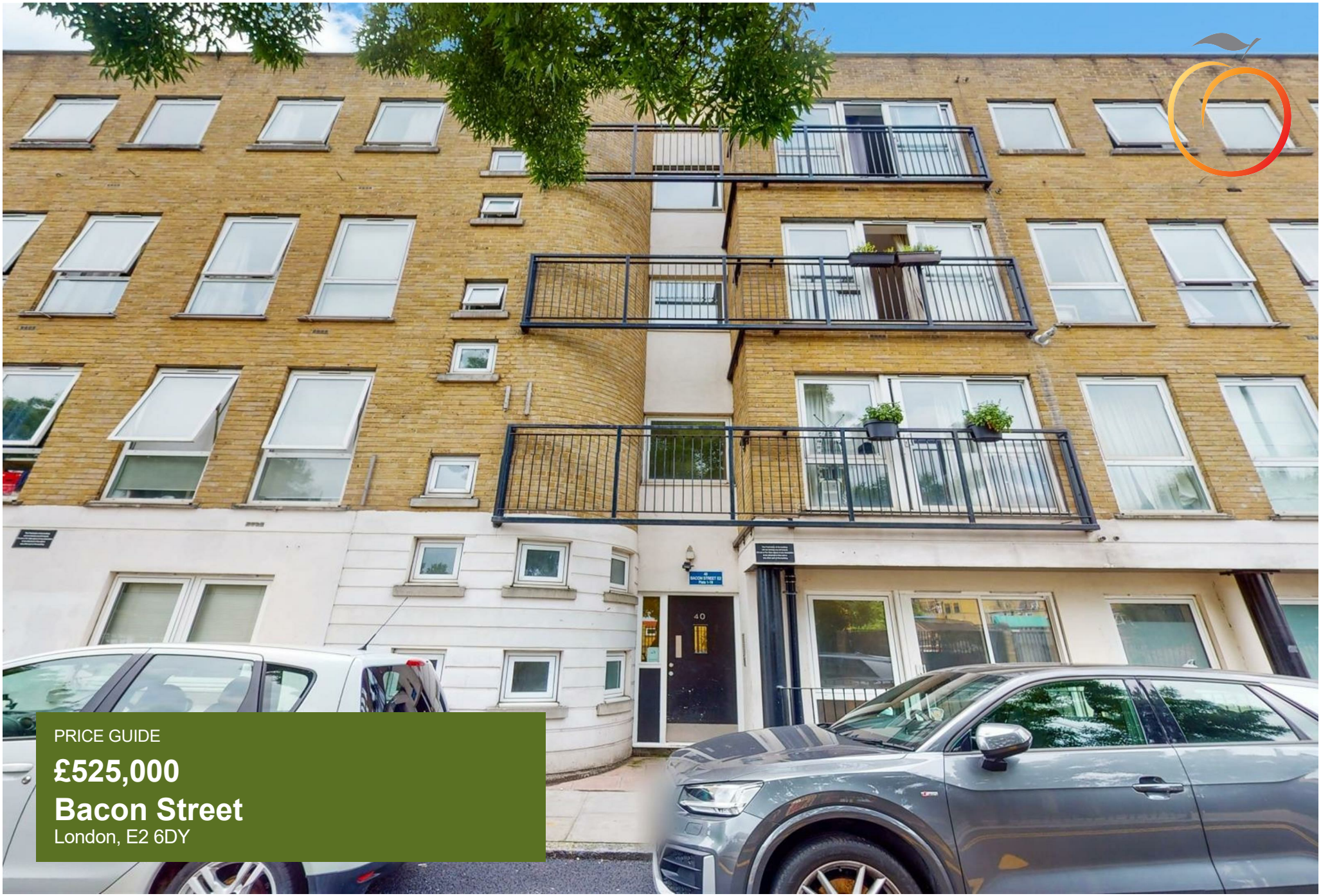


PRICE GUIDE

£525,000

Bacon Street

London, E2 6DY

GUIDE PRICE £525,000 - £550,000

Located seconds from Brick Lane within a modern private development is this modern 2 bedroom, 2 bathroom apartment.

The property features a very large reception room with wood flooring and patio doors which leads onto a good size balcony overlooking grass area. There is a semi-open plan fitted kitchen and newly fitted family bathroom.

The master bedroom is extremely large and benefits from a en-suite bathroom with shower cubical, bedrooms 2 features built in storage with fold down bed which also gives the option for the room to be used as a office.

The property comes with the added bonus of a private parking space.

Portraite Place is located moments from Brick Lane, one of the East End's most famed streets with a colourful history that records numerous different communities passing through over the centuries. The flat is excellently located with many restaurants, bars, galleries, coffee shops, gyms, cinema and colourful markets right on your doorstep. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as some fantastic green escapes further afield - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space.

The area has excellent transport links and is a short walk from Liverpool Street mainline station, Aldgate Underground and Shoreditch High Street Overground stations, as well as being served by a large number of bus routes.

Leasehold: 972years (999 years from 1st January 1999)
Service Charge: £2130 per annum
Ground Rent: £100 per annum
Council Tax: Band







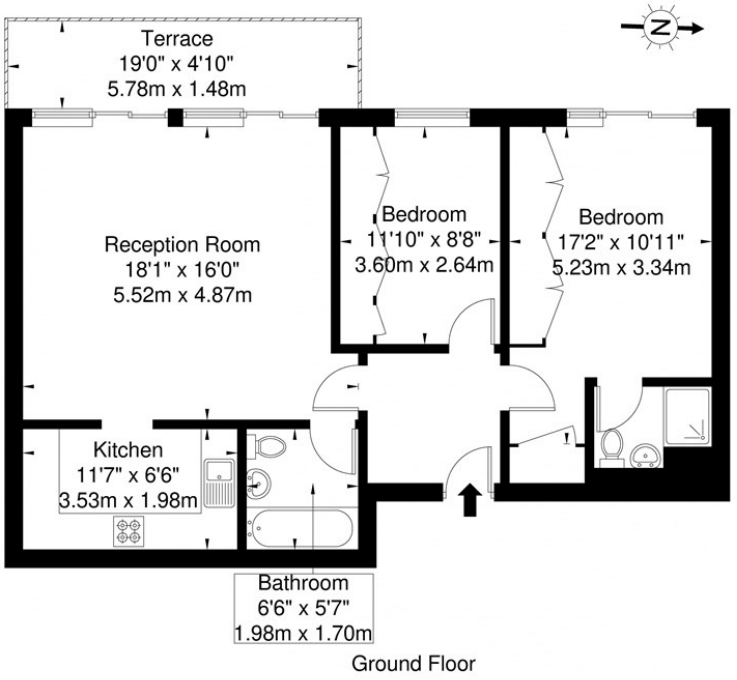






Portrait Place, Bacon Street, Shoreditch, E2 6DY

Approx. Gross Internal Area = 73.3 sq m / 789 sq ft



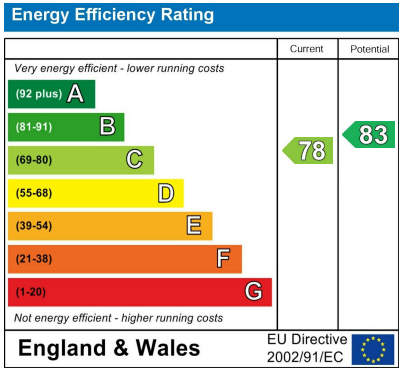
Ground Floor

Ref

Copyright BLEU PLAN

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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