



£665,000

Navarre Street

London, E2 7JH

Set within the iconic Grade II Listed Boundary Estate, one of East London's earliest and most architecturally distinctive neighbourhoods, this beautifully renovated third-floor apartment offers a rare combination of historic charm, space and modern comfort. The Grade II Listed Boundary Estate – laid out around the landmark Arnold Circus bandstand - is celebrated for its handsome Victorian red-brick façades, tree-lined avenues, and unique village-like setting.

Spanning approximately 68.8 square metres (over 740 sq ft), this contemporary home has been thoughtfully redesigned to maximise light and liveability. At its heart lies a generous open-plan living space filled with natural light from large sash windows and complemented by a sleek, understated kitchen with integrated appliances and granite worktops.

Highlights include:

- Spacious principal bedroom and well-proportioned second bedroom - ideal for a home office or guests
- A beautifully appointed contemporary bathroom with freestanding bath, large walk-in monsoon shower, and underfloor heating
- Bright interiors with a refined finish throughout

Perfectly positioned for city living, you're moments from the eclectic vibrancy of Redchurch Street, Brick Lane, Columbia Road Flower Market, and Shoreditch High Street, with an exceptional choice of cafés, galleries, boutiques and dining spots just steps away. Excellent transport links including Liverpool Street, Old Street tube stations, and Shoreditch High Street and Hoxton Overground stations make commuting effortless for both City professionals and weekend explorers.

Offered chain-free with a long lease of 178 years, this is a move-in-ready home in one of East London's most characterful historic neighbourhoods.

Council Tax: Band B

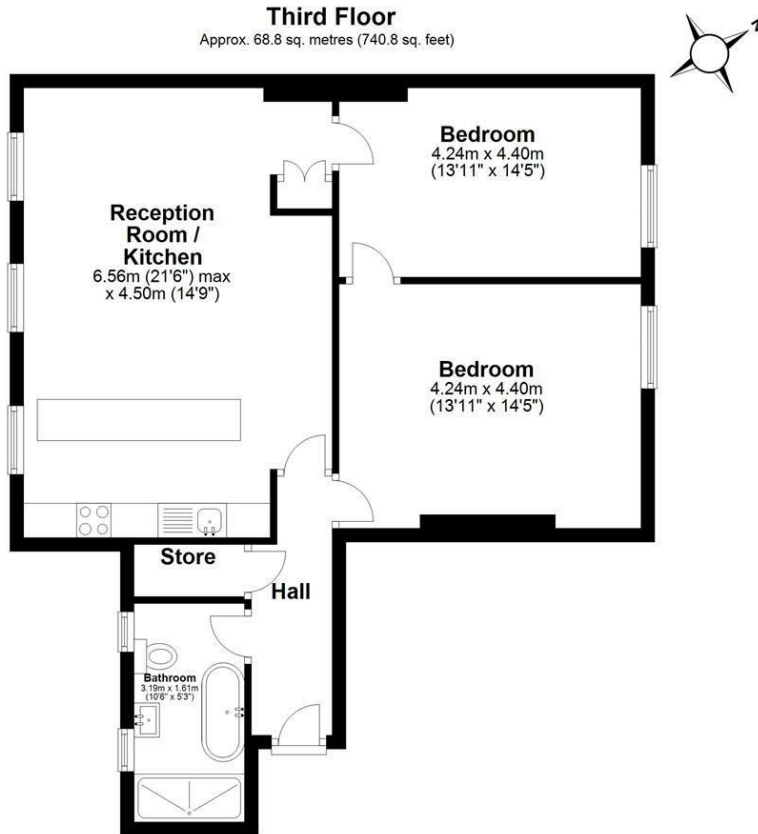
Leasehold: 178 years

Service Charge: £1860 per annum

Ground Rent: £0







Total area: approx. 68.8 sq. metres (740.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Wargrave House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	85
(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	

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

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com