



PRICE GUIDE

**£700,000**

**Hemming Street**

London, E1 5GB



Guide Price £700,000 - £750,000

Beautifully presented 3 double bedroom apartment located just a short walk from Brick Lane.

Set within a modern development the property features a bright reception room which has an abundance of natural light with dual aspect views and patio door leading to a private balcony. There is a separate contemporary fitted integrated kitchen with space for dining table.

There are 3 bedrooms, 1 which benefits from en-suite bathroom and a modern fitted bathroom and ample storage.

The development itself is kept in immaculate condition with video entry phone, lift facilities and a communal roof terrace and secure bike storage.

Located in Whitechapel, with its colourful Victorian history and now rich with culture. Brick Lane is a short walk from the property, with its independent stores, quirky coffee shops, bars and some great restaurants. The City of London is a 10-minute walk away.

Transport links in this area are excellent and include, Whitechapel station, Aldgate East, Liverpool Street and major bus routes can be found close by.

Leasehold: 121 years remaining

Service Charge: £3755.16

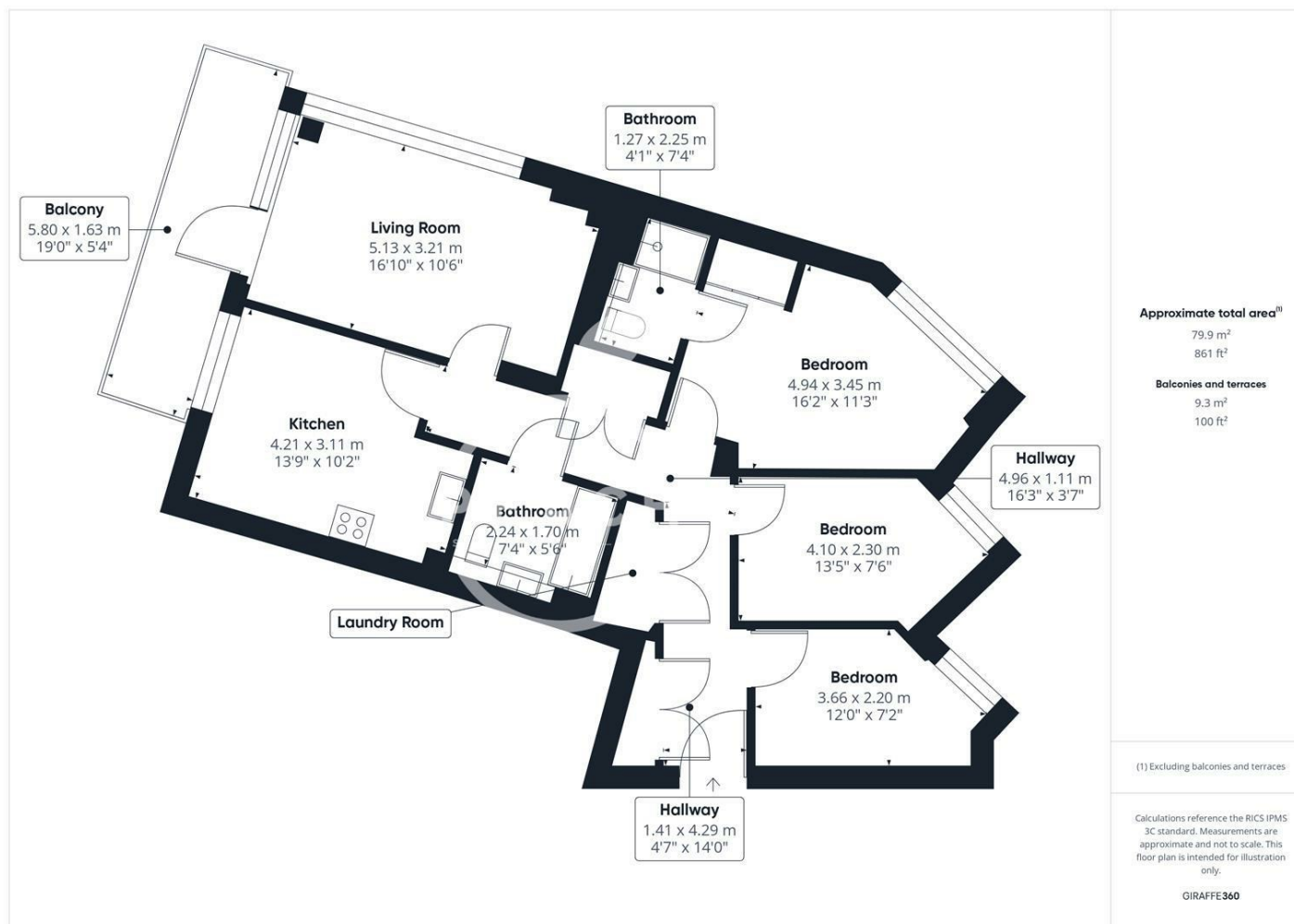
Ground Rent: £250 per annum

Council Tax: Band E









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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