



ASKING PRICE

£470,000

Casson Street

London, E1 5LA

Offered for sale is this good size 2 double bedroom apartment situated just off Brick Lane.

The property has features a upgraded kitchen, contemporary bathroom, wood flooring and carpeted bedrooms.

The property also features a good sized open plan kitchen to reception room with space for dining table, views of the City, 2 good-sized double bedrooms and a modern fitted bathroom.

The apartment is located a few moments from the Truman Brewery on Brick Lane and a short walk to Spitalfields Market. It's a vibrant and busy part of East London and is particularly popular with 'creatives', making it an exciting area to buy a property. The area has seen a rise in popularity and regeneration over recent decades and has an urban, shabby-chic appeal with renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and vintage stores. 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.

Transport links include Shoreditch High Street, Liverpool Street and Aldgate East Stations which are all within a short walk.

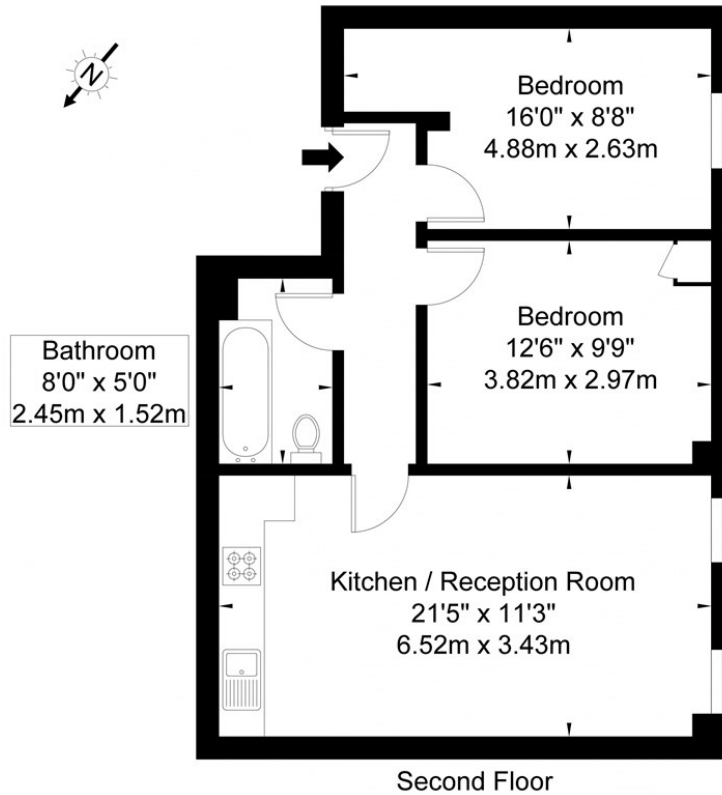
Leasehold: 98 years remaining
Service Charge: 1289.19 per annum
Ground Rent: £200 per annum
Council Tax: Band D





Casson Street, Whitechapel, E1 5LA

Approx. Gross Internal Area = 55.3 sq m / 595 sq ft



Ref

Copyright **BLEU PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

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

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