

# Temple Street, E2



Blakestanley are excited to release this well presented and generously proportioned two bedroom duplex apartment to the market. The upper floor comprises an open plan kitchen/dining/reception room and a WC. The lower level consist of the two double bedrooms and the three piece bathroom suite. Bursting with charm, this property benefits from good light levels from the west, double glazed windows, ample storage solutions and wooden floors throughout. Ideally located between Broadway Market and Columbia Road to benefit from the cafés, bars, restaurants and amenities of both. An abundance of green open spaces can be found locally, such as Victoria Park and Haggerston Park. Numerous transport links of Hackney Central, London Fields, Cambridge Heath and Bethnal Green are a short walk away.

**£550,000**  
**Leasehold**

## **KEY FEATURES**

- Duplex apartment
- Two double bedrooms
- Great condition
- A bathroom and a WC
- Ample storage
- Green open spaces of Victoria Park & Haggerston Park
- Plenty of neighbouring eateries and amenities
- An array of transport links

## **ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	53 E
21-38	F		
1-20	G		

## **ADDITIONAL INFORMATION**

TENURE:	Leasehold – 113 years	(Advised by Vendor)
SERVICE CHARGE:	£3,600.00 p.a.	(Advised by Vendor)
GROUND RENT:	£300.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,675.51	(Advised by Vendor)
LOCAL AUTHORITY:	Tower Hamlets London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



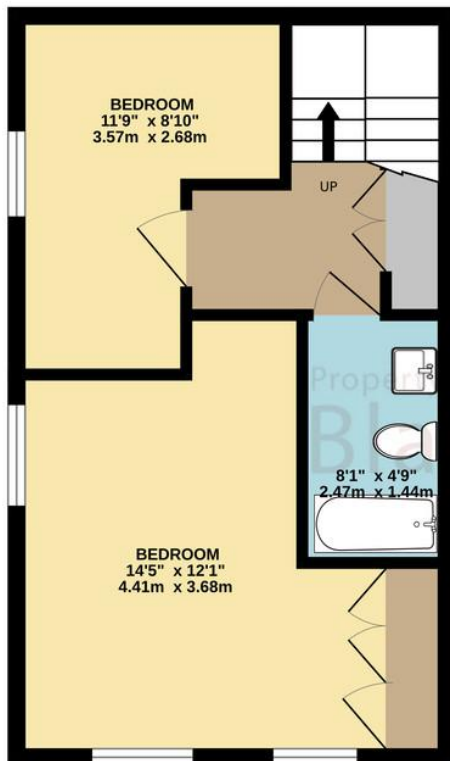




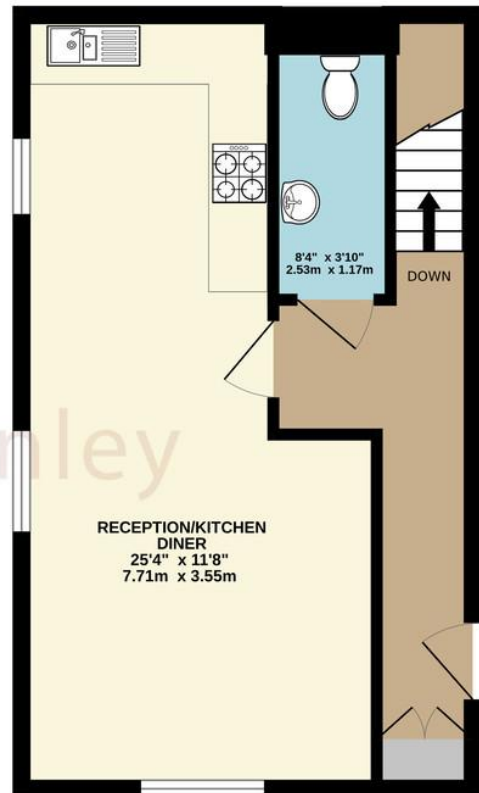




LOWER GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



RAISED GROUND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 52025