

Temple Yard, E2



Blakestanley are pleased to offer to the market a unique opportunity to purchase a two bedroom house located in a private gated car-free mews off Temple Street, E2. Boasting 1044sqft (97sqm) of living space that's flooded with natural light and spread over three floors, the property offers an open-plan reception/kitchen/diner and W.C. on the ground floor. As well as two generous double bedrooms both with en-suite bathrooms located on the lower ground and first floor. The picturesque mews, which also benefits from secure covered bike storage, is ideally located for numerous amenities whilst the weekend markets of Columbia Road and Broadway Market are both moments away. Shoreditch and Liverpool Street are also within walking distance. An array of transport links are close by including Bethnal Green, Cambridge Heath and several bus routes all offering easy access to the City, West End and beyond. Offered to the market with no onward chain.

£950,000
Freehold

KEY FEATURES

- Two bedroom mews house
- Private, gated & car free
- 1044sqft (97sqm) of living space
- Flooded with natural light
- Open plan living
- Two generous double bedrooms with en-suites
- Secure covered bike storage
- Columbia Road & Broadway Market
- An array of transport links
- Being sold chain free

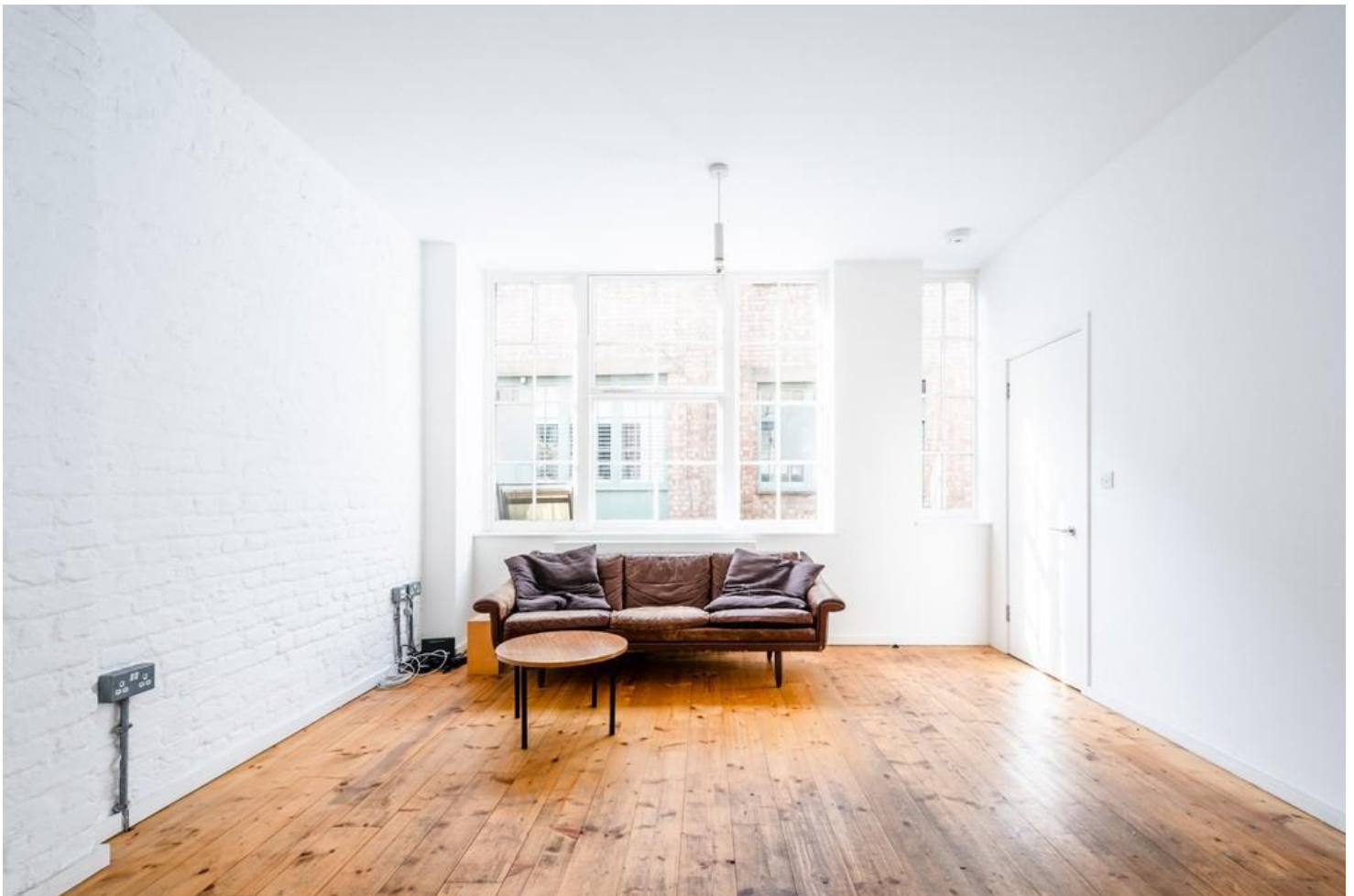
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	TBD	(Advised by Vendor)
GROUND RENT:	TBD	(Advised by Vendor)
COUNCIL TAX:	Band E - £1,857.76 p.a.	(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.







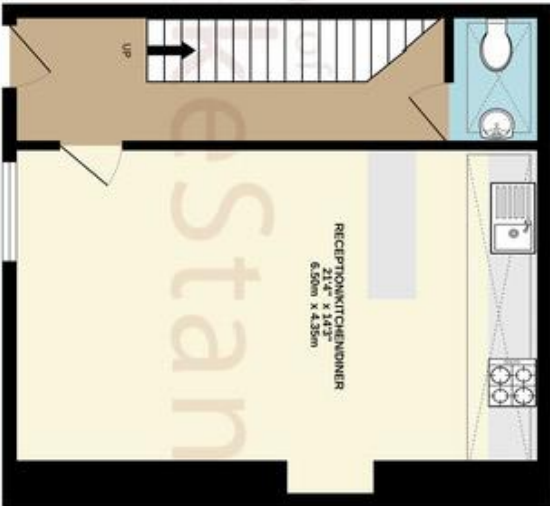




LOWER GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 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.
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TOTAL FLOOR AREA: 1044sq.ft. (97.0 sq.m.) approx.

Property
Blaise
Stanley