

Vyner Street, E2



Set within The Cube on the sought after Vyner Street, Blakestanley are delighted to bring this contemporary two bedroom apartment to market. Situated on the top floor and finished to a high specification the property comprises a spacious open plan reception/kitchen with access to a balcony that offers far reaching views and is the full length of the property, two double bedrooms with built-in wardrobes and two bathrooms. Bathed in natural light throughout other benefits include wood flooring, lift access and a secure residents bike store. Ideally positioned for an array of transport links including Cambridge Heath Overground, Bethnal Green Underground and numerous local bus routes all offering easy access to Shoreditch, the City and beyond. The open green spaces of London Fields and Victoria Park are a short walk away, as are Broadway Market, Victoria Park Village and Regents Canal. Being sold chain free.

£695,000
Leasehold

KEY FEATURES

- Open plan living.
- Two bedrooms & two bathrooms.
- Large balcony with far reaching views.
- Bathed in natural light.
- Secure residents bike storage.
- Broadway Market, London Fields & Victoria Park.
- A short walk to Regent's Canal.
- Numerous local amenities.
- An array of transport links.
- Being sold chain free.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 141 years	(Advised by Vendor)
SERVICE CHARGE:	Circa £2,440.00 p.a.	(Advised by Vendor)
GROUND RENT:	£400.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,675.51 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.











FOURTH FLOOR
753 sq.ft. (70.0 sq.m.) approx.

