

Pritchard's Road, E2



Nestled at the bottom of Broadway Market is this excellently presented and generously proportioned one bedroom contemporary apartment with private balcony and resident's roof terrace. The property, bathed in natural light throughout, is set on the first floor of a small desirable development and boasts an impressive 582sqft (54.1sqm) of living space. Comprising a spacious open-plan living area opening to a decked balcony overlooking Broadway Market, a double bedroom with fitted wardrobes and a stylish three piece bathroom. Other benefits include a south-west facing resident's roof terrace and BBQ space and secure bike storage. The cafés, bars and restaurants of Broadway Market plus the open green space of London Fields are on the doorstep whilst Columbia Road, Shoreditch, Haggerston Park and Victoria Park are moments away. The City is within walking distance and numerous local transport links are in easy reach. Offered to the market with no onward chain.

£475,000
Leasehold

KEY FEATURES

- Excellently presented first floor flat.
- Boasting 582sqft (54sqm) of space.
- Stylish and contemporary development.
- Bathed in natural light throughout.
- Spacious open-plan living area.
- Private balcony and shared roof terrace.
- Large bedroom and modern bathroom.
- Broadway Market / London Fields on the doorstep.

ENERGY PERFORMANCE CERTIFICATE

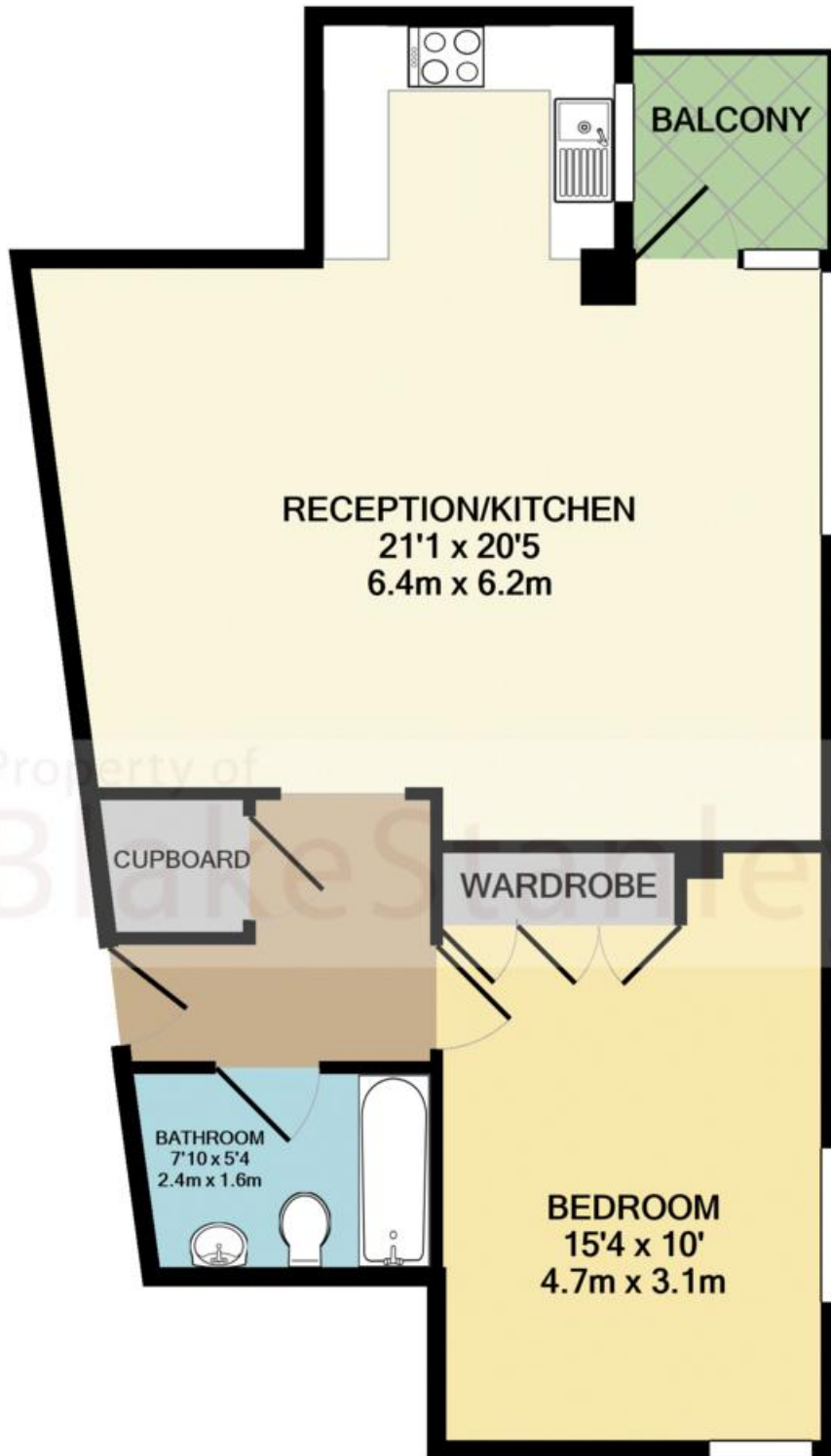
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 105 years	(Advised by Vendor)
SERVICE CHARGE:	£2,610.00 p.a.	(Advised by Vendor)
GROUND RENT:	£250.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,668.77 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney 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.





TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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