

# Coate Street, E2



Set within a 1940s building is this well presented triple aspect two bedroom flat. Situated on the first floor, the property offers a spacious reception room, a separate kitchen, two double bedrooms and a bathroom with separate w/c. Boasts 645sqft (59.9 sqm) of living space in great decorative order and newly fitted windows. Ideally positioned between Broadway Market and Columbia Road, both offering weekend markets, as well as numerous other local amenities. An array of walkable transport links put Shoreditch, the City and the rest of London in easy reach, whilst the open spaces of London Fields, Haggerston Park and Victoria Park are just around the corner, plus the Regents Canal. Sold chain free.

**£440,000**  
**Leasehold**

## **KEY FEATURES**

- Two spacious double bedrooms
- Separate reception and kitchen
- High ceilings
- Presented in great decorative order
- Sold chain free
- Close to the green open spaces of London Fields and Haggerston Park
- Located close to amenities, cafes, restaurants and bars of Hackney Road and Broadway Market
- Close to Columbia Road Flower Market

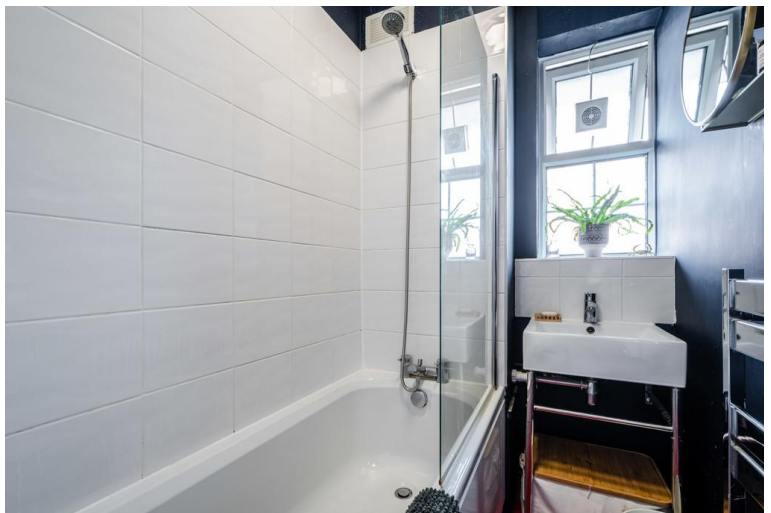
## **ENERGY PERFORMANCE CERTIFICATE**

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

## **ADDITIONAL INFORMATION**

TENURE:	Leasehold – 91 years	(Advised by Vendor)
SERVICE CHARGE:	£1,572.46 p.a.	(Advised by Vendor)
GROUND RENT:	£10.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C - 1,405.35 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.



FIRST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

