

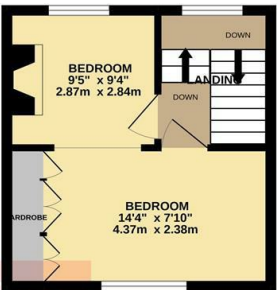
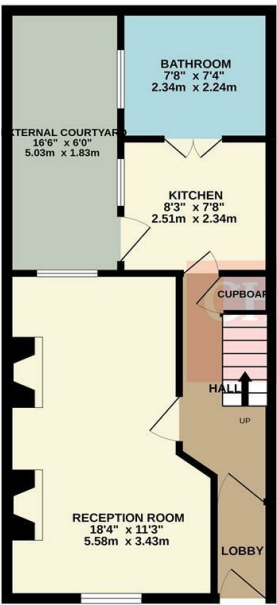


Offered with No Ongoing Chain is this Older Style Two Bedroom End of Terrace House offering an excellent Modernisation opportunity.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The plan is not to scale and the agent does not warrant the accuracy of the information contained herein. No other representation or guarantee is made by the agent.



Canrobert Street, E2 6PX

Offers In Excess Of £650,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		51
(55-68) D		
(39-54) E		21
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



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With accommodation arranged over two floors, this pretty property is in a great location being accessible to Bethnal Green & Cambridge Heath Stations, City Farm, Shoreditch High Street, Columbia Road, Brick Lane and the Box Park.

- Brick Lane Market - Famous market that runs every Sunday.
- Broadway Market - Great food and veg market with independent shops and pubs.
- Columbia Road Flower Market - Every Sunday.
- Hackney City Farm - Great for kids.
- Haggerston Park - Food growing space, live music and sports facilities.
- Hoxton Square - Shoreditch nightlife.

