



## APPROACH ROAD, LONDON, E2 9LY

Asking Price £760,000

2 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Two Bedrooms
- Moments from Victoria Park
- High Ceilings
- Chain Free
- Split Level Duplex Apartment
- 5 Minute Walking Distance to Bethnal Green Tube Station
- New Refurbished Throughout

Scott City proudly presents this stunning two-bedroom apartment, set within a Victorian terraced conversion on Approach Road, just moments from the popular Victoria Park.

This immaculately presented split level apartment has been newly refurbished and features two well-proportioned bedrooms, a modern bathroom and fitted kitchen. The property benefits from high ceilings throughout and large sash windows flooding the property with natural light.

The property is accessed via its own entrance on a popular tree-lined road leading to Victoria Park. Bethnal Green underground station is within a short walking distance, providing easy access to the City.

The Young V&A Museum compliments the vast array of independent bars, restaurants and cafes in the vibrant neighbourhood, with the iconic Columbia Road flower market, Shoreditch, and Broadway Market all within a 15 minute walk.

The property is offered Chain Free.

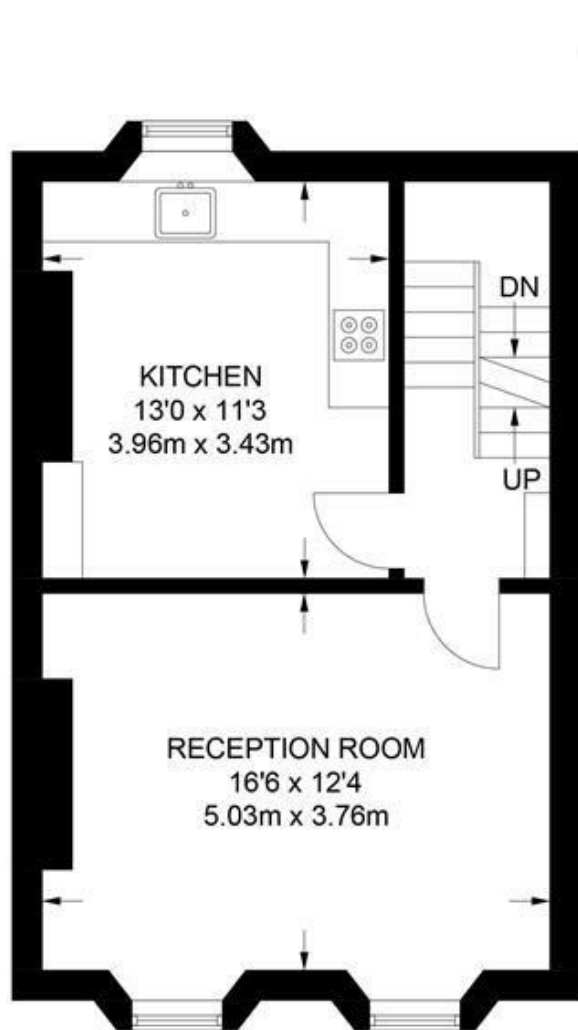
Lease: 173 years remaining

Service Charge: £537.48 per annum

Ground Rent: £10 per annum

Council Tax Band: B - £1,303.17 per annum

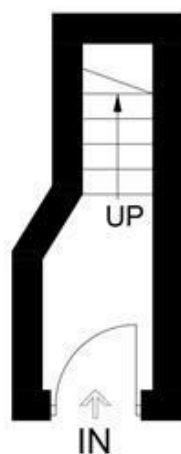




**FIRST FLOOR**  
438 SQ FT / 40.7 SQ M



**SECOND FLOOR**  
438 SQ FT / 40.7 SQ M

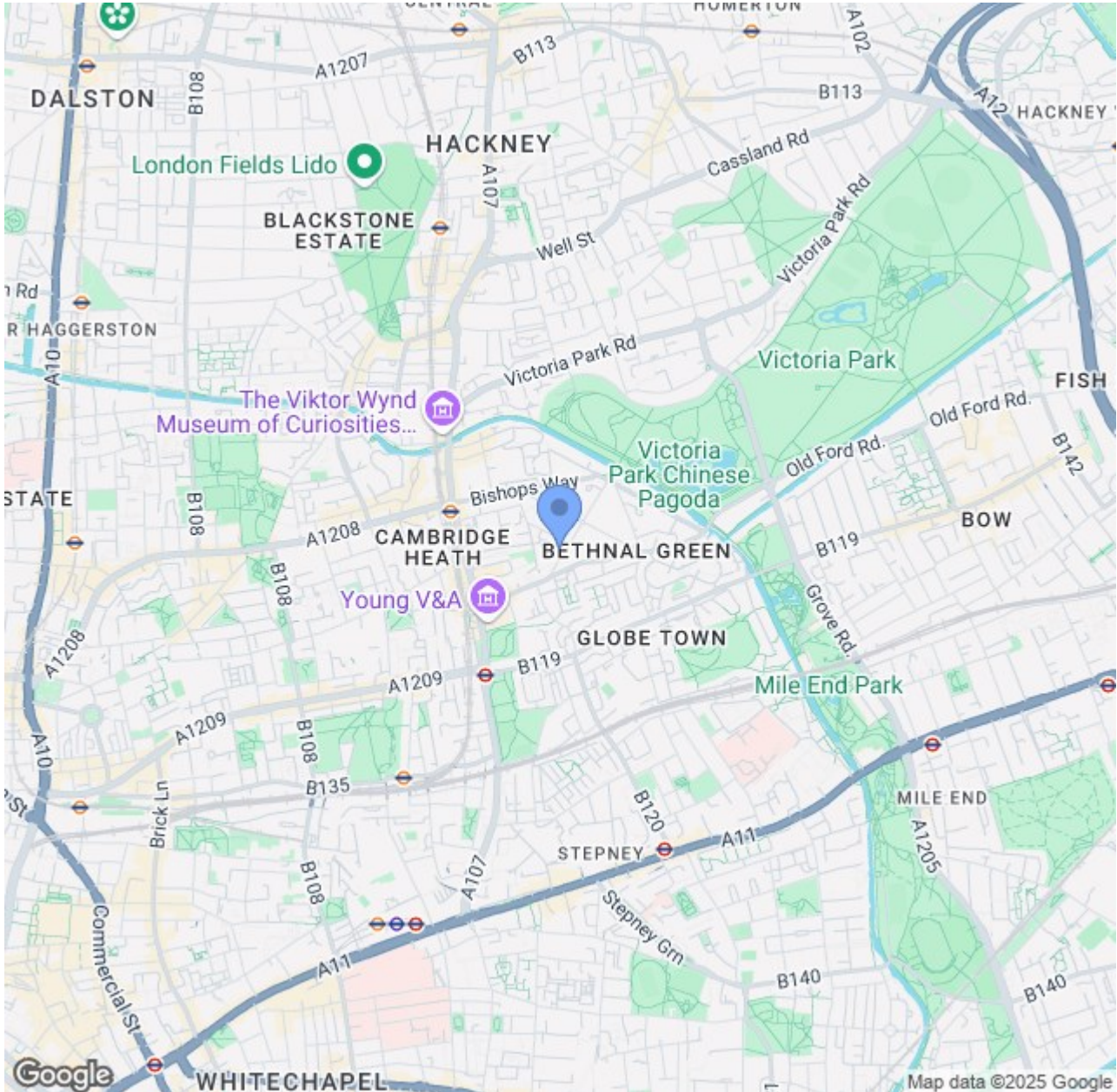


**GROUND FLOOR**  
34 SQ FT / 3.2 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
910 SQ FT / 84.6 SQ M

This plan has been drawn for illustrative and identification purposes only.





## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC