



HARE MARSH, LONDON, E2
OFFERS IN EXCESS OF **£685,000** LEASEHOLD

A FANTASTIC EXAMPLE OF MODERN LIVING IN SHOREDITCH WITH THIS TWO BEDROOM, TWO BATHROOM, APARTMENT WITH BOTH TERRACE

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DESCRIPTION:

A fantastic example of modern living in Shoreditch with this two-bedroom, two-bathroom, 4th floor apartment. The property boasts secure entry system, balcony style terrace with views towards Liverpool Street, an additional balcony overlooking St Matthews Church, solid wood flooring, floor to ceiling windows, private underground parking, and ample storage space.

The property comprises entrance hall with storage space, master bedroom with fitted wardrobes, en-suite shower room and access to the terrace style balcony, fully integrated kitchen with granite work tops, tiled flooring, electric hob, and oven, built in fridge/freezer, family bathroom with three-piece suite, second double bedroom with built in wardrobes and a 20ft living room/diner with access to the private balcony.

Hare Marsh is a modern building of 27 apartments situated off the desirable Cheshire Street which in turn is just off the ever trendy and vibrant Brick Lane. It's ideally positioned with a variety of transport links within an easy commute including Shoreditch High Street Overground, Bethnal Green tube and overground, Whitechapel Station and Liverpool Street Station with the new Elizabeth Line offering links to Heathrow Airport. There are also various bus routes of Bethnal Green Road all offering fantastic routes into the City and across London.

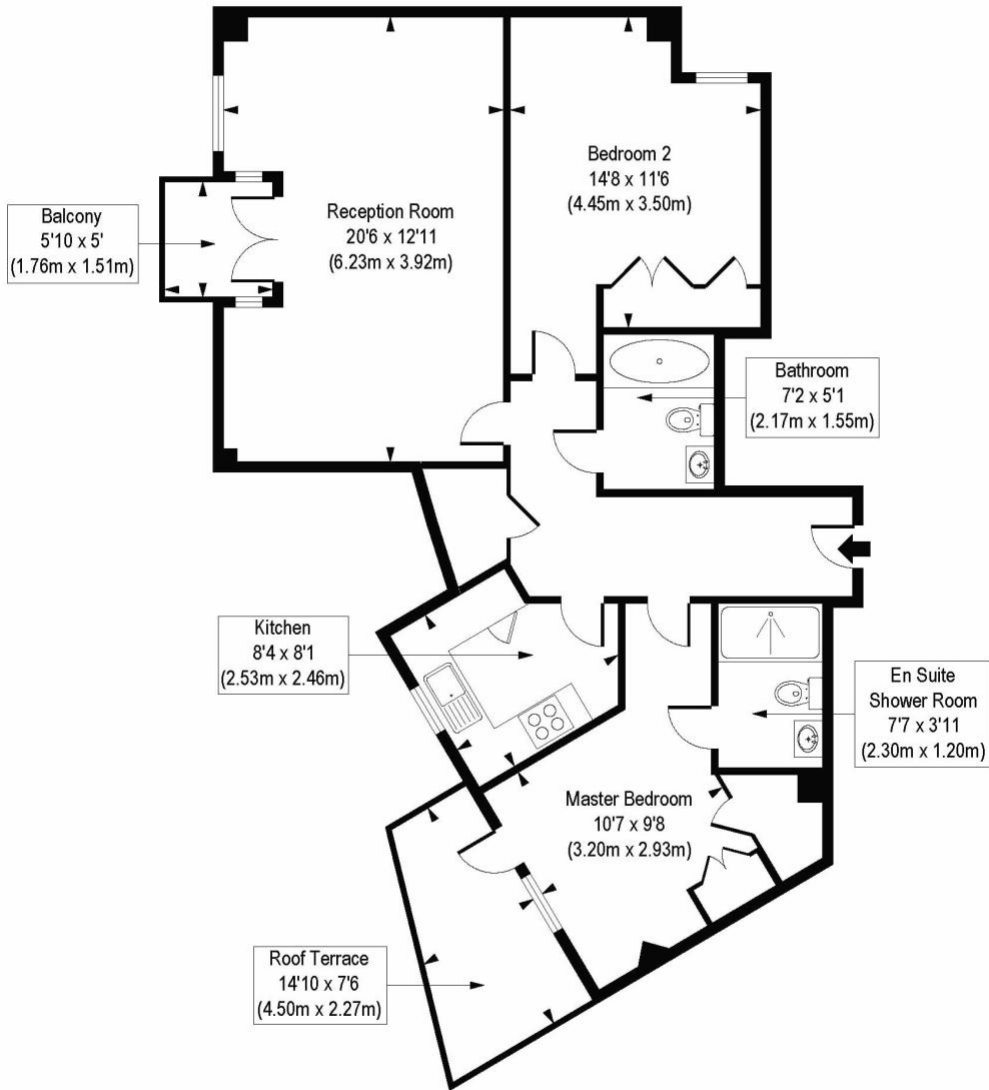
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Approx. Gross Internal Floor Area 816 sq. ft / 75.79 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			

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