





DUNMORE POINT, GASCOIGNE PLACE, LONDON, E2

£325,000 LEASEHOLD

CHARMING SOUTH FACING TWO BEDROOM FLAT ON COLUMBIA ROAD

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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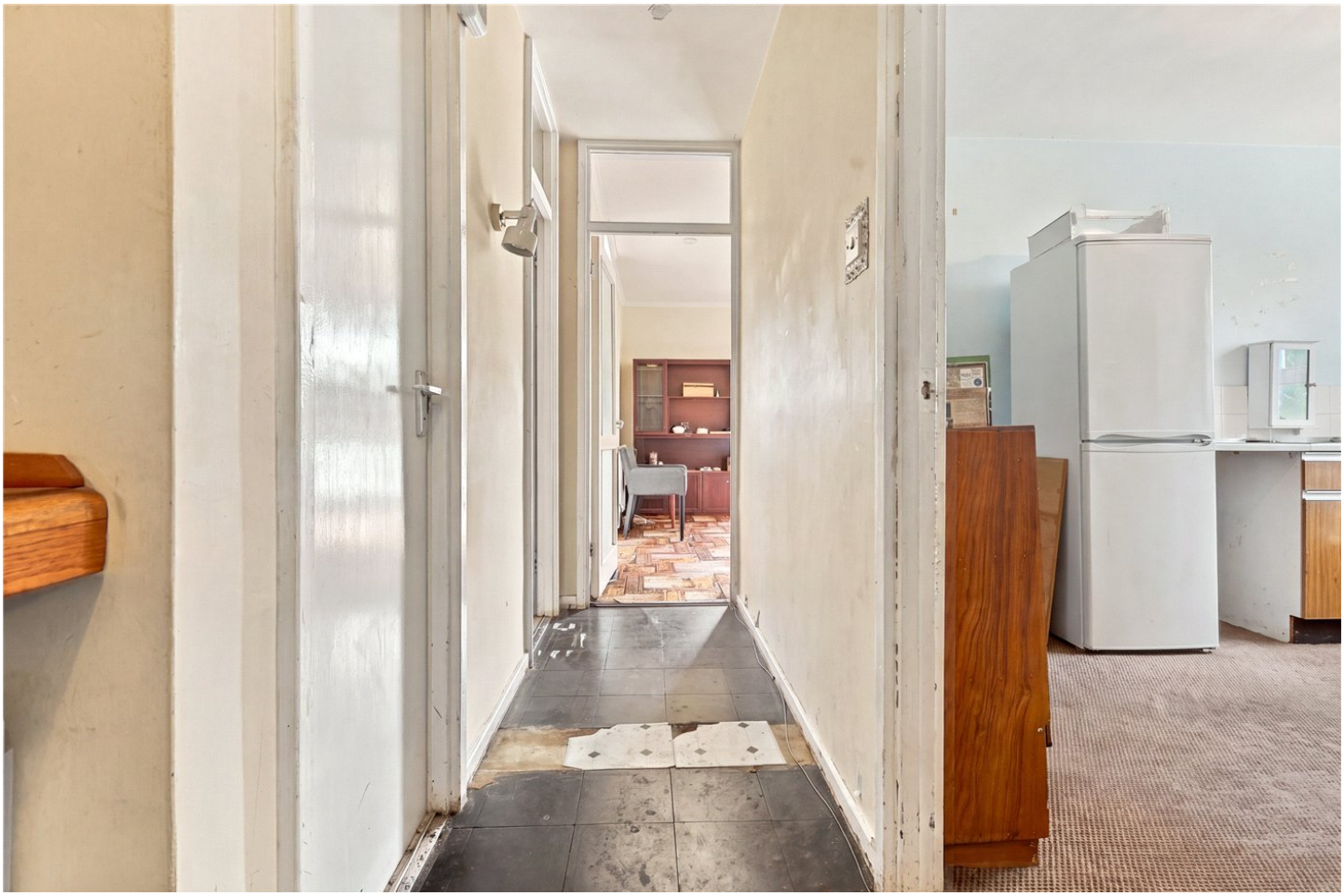
DESCRIPTION:

Tucked away in the highly desirable Columbia Road area, this sunny and well-proportioned two-bedroom, third-floor flat in the attractive Dunmore Point development offers a peaceful retreat in the heart of East London.

Measuring 568 sq ft, the flat features a spacious separate kitchen, a bright and comfortable living room, two generous double bedrooms, bathroom and separate W.C. The layout is ideal for those who value a clear separation between living and dining spaces, with large windows allowing for excellent natural light throughout.

Positioned just a stone's throw from the vibrant Columbia Road Flower Market, 0.8 miles to Spitalfields and 1.1 miles to Liverpool Street Sation, the property enjoys a unique blend of peaceful residential living and easy access to local cafés, independent shops, and excellent transport links. This makes it an ideal choice for first-time buyers, professionals, or investors seeking a home in one of East London's most iconic neighbourhoods.

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Dunmore Point

Total area: approx. 567.8 sq. feet (52.7 sq. metres)

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Third Floor

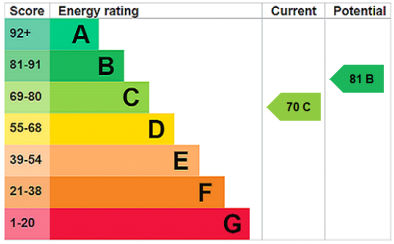
Approx. 567.8 sq. feet (52.7 sq. metres)
(excluding Balcony)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/SHO250434

Tenure: Leasehold
Term: 82 year and 1 months (Subject to change)
Service Charge: £2129.46 per annum (approx.)
Ground Rent: £ 10 Annually (Subject to review)
Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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