



FRIESIAN HOUSE, 160 BUCKHURST STREET, E2
£490,000 LEASEHOLD

**A UNIQUE ONE BEDROOM APARTMENT WITH
EAST-FACING BALCONY OVERLOOKING PARK
CLOSE TO BETHNAL GREEN AND SHOREDITCH**

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DESCRIPTION:

EWS1 COMPLIANT A magnificent double bedroom, apartment positioned on the 6th floor of this popular modern block in E2. Standing at 616sqft, the property has been tastefully decorated and features floor to ceiling windows flooding the property with natural light. The well-proportioned living room opens out onto a private east-facing balcony with unobstructed views across London. The master bedroom features south-facing windows and includes built in storage, while the property is completed with a modern family bathroom and a plenty of storage space. Friesian House is well insulated, and very energy efficient with a B rated EPC. The development also benefits from a communal roof terrace offering amazing panoramic views of the city skyline and Canary Wharf.

The property is in an ideal location with an array of local amenities on Bethnal Green Road as well the boutique shops, cafes, bars and restaurants on Brick Lane, Spitalfields Market, Redchurch Street and Shoreditch High Street. You have fantastic transport links with Bethnal Green and Shoreditch High Street overground stations as well as Bethnal Green, Whitechapel (Crossrail), Liverpool Street, Aldgate and Aldgate East underground stations all close by.

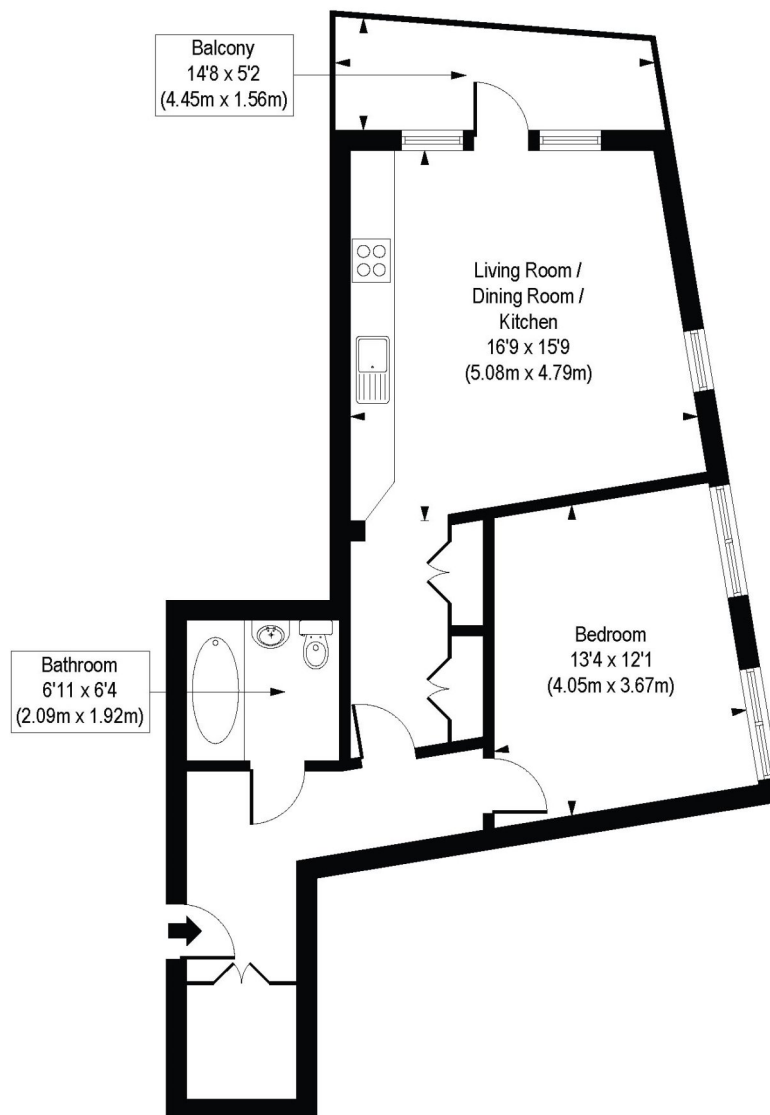
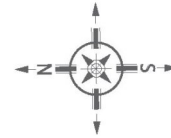
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Buckhurst Street, E2

Approx. Gross Internal Floor Area 616 sq. ft / 57.21 sq. m



Sixth Floor

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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