



STEPHEN COURT, DISS STREET, LONDON, E2
£275,000 LEASEHOLD

**AN EXCEPTIONAL STUDIO APARTMENT
 WITHIN A MODERN DEVELOPMENT IN THE
 HEART OF SHOREDITCH.**

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

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DESCRIPTION:

The property comprises 17'7ft kitchen/reception room with built in appliances including; fridge/freezer, induction hob, electric oven, extractor fan, washing machine, dishwasher and plenty of storage space, double bedroom area and bathroom with three-piece suite, wall mounted mirror and chrome towel rail, spot lights and tiled flooring.

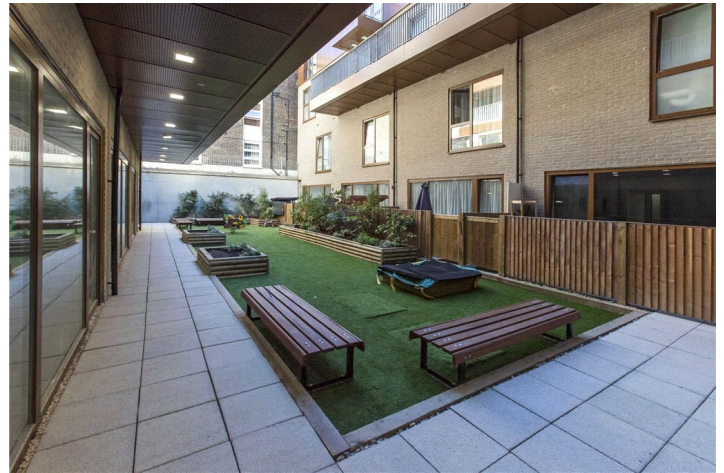
Further benefits include under floor heating, wooden flooring, secure entry phone system, communal gardens and a roof terrace.

Stephen Court can be found on the corner of Diss Street/Hackney Road and is ideally placed within easy walking distance to a range of transport options. Hoxton, Shoreditch High Street and Haggerston Overground Stations are all close by as well as Liverpool Street and Old Street underground stations providing access to the Central, Circle, Metropolitan, Hammersmith & City underground lines, the Northern Line and fast links to Heathrow, London City and Stansted airports.

Being offered chain free.

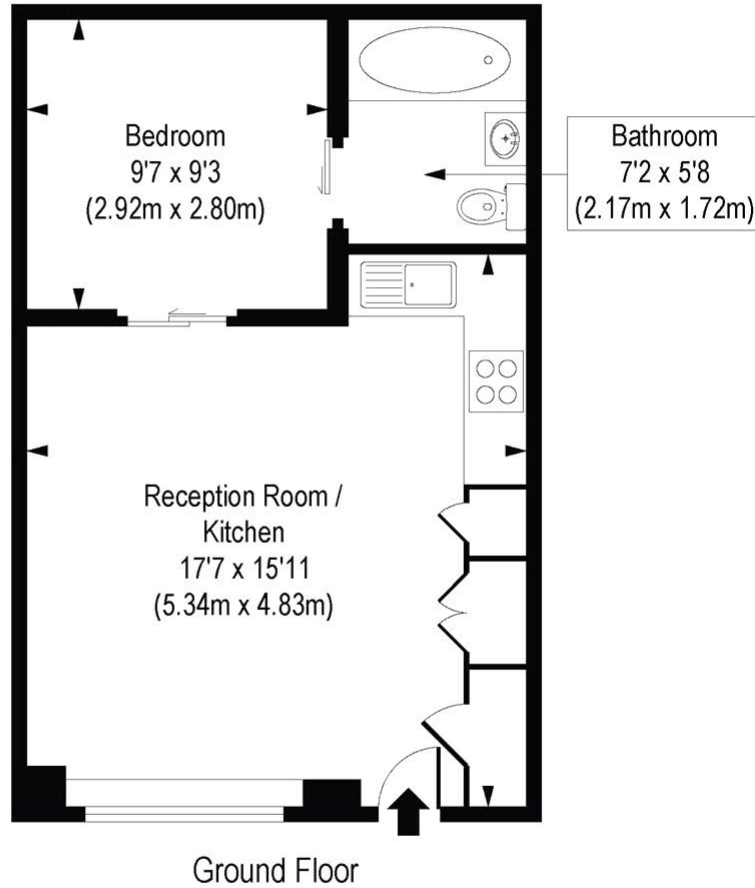
*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries. *

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COMPLIANT WITH BICS 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			
(90+) A			
(81-91) B		83	83
(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	

<https://www.winkworth.co.uk/sale/property/SHO240424>

Tenure: Leasehold

Term: 238 year and 8 months (Subject to change)

Service Charge: £3600 per annum (approx.)

Ground Rent: £ 300 Annually (Subject to review)

Council Tax Band: C

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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