



CLIFTON HOUSE, CLUB ROW, LONDON, E2  
**£500,000 LEASEHOLD**

## A SPACIOUS 743 SQ.FT. APARTMENT IN GRADE II LISTED 1890'S BOUNDARY ESTATE DEVELOPMENT

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## DESCRIPTION:

An expansive 743 sq.ft. one bedroom, one bathroom apartment located in the popular Arnold Circus/Boundary Estate development in the heart of Shoreditch, close to Redchurch Street and the Columbia Flower Market.

Located on the first floor of this Grade II listed 1890's building, the apartment is bright, airy with high ceilings the property offers enormous potential. Upon entering you are greeted with a long hallway that leads to a spacious bathroom on one side, large double bedroom, a light airy living room on the other side and a separate kitchen. There are east and south-west facing sash windows throughout which flood the apartment with natural light. The property also benefits from ample storage.

You have numerous transport links at your disposal with Shoreditch High Street, Hoxton, London Liverpool Street and Old Street stations all within close proximity, offering fantastic access across the City and Canary Wharf. You are spoilt for choice when it comes to local amenities with an array of boutique shops, cafes, bars and restaurants with Brick Lane, Shoreditch High Street, Spitalfields Market and Columbia Road all close by.

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**Clifton House, Club Row, E2**  
 Approx. Gross Internal Floor Area 743 sq. ft / 69.02 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250127>

**Tenure:** Leasehold

**Term:** 85 year and 0 months (Subject to change)

**Service Charge:** £1524 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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