



BASIN MILL APARTMENTS, LABURNUM STREET, LONDON, E2
£550,000 LEASEHOLD

A TWO BEDROOM APARTMENT JUST A SHORT WALK TO HAGGERSTON PARK & HAGGERSTON STATION

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DESCRIPTION:

An outstanding two double bedroom, one bathroom apartment on the third floor with a large reception, open-plan integrated kitchen appliances. This beautifully kept property benefits from wooden floors, double glazed floor-to-ceiling windows and a neutral décor throughout. The property benefits from a phone-entry system, lift access, communal gardens and bicycle storage.

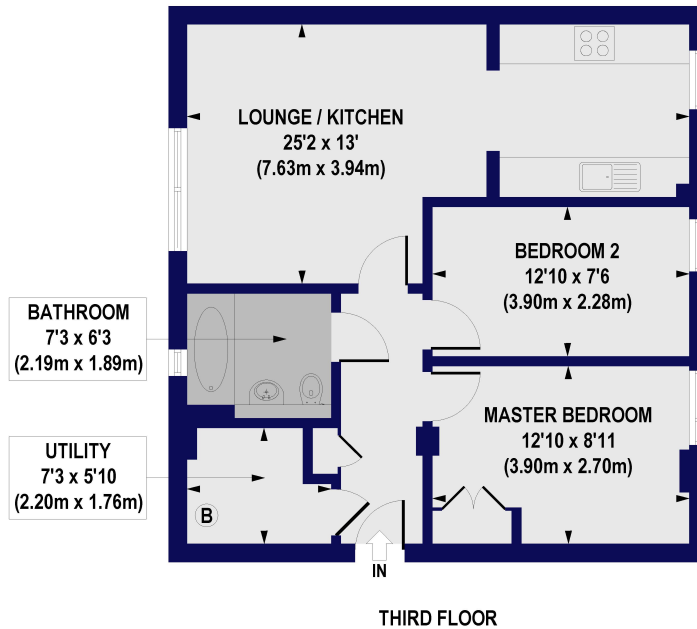
Nestled in the heart of the vibrant local area, residents of Laburnum Street E2 enjoy a wealth of amenities and conveniences. From trendy cafes and eateries to boutique shops and green spaces, the neighbourhood offers a diverse array of options for leisure and relaxation. The community is well-connected, with excellent transport links ensuring easy access to the city centre and beyond. Whether it's a short stroll to the nearest bus stop or a quick commute from the nearby train station, Basin Mill Apartments provides the perfect base for those seeking both urban excitement and modern comfort.

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Basin Mill Apartments, Laburnum Street, E2
Approx. Gross Internal Floor Area 648 sq. ft / 60.20 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.

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

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