

BRUNSWICK HOUSE, THURTLER ROAD, LONDON, E2  
**£475,000 LEASEHOLD**

## A TOP FLOOR THREE DOUBLE BEDROOM APARTMENT CONVENIENT FOR HOXTON STATION.

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## DESCRIPTION:

This spacious top-floor apartment in Brunswick House offers excellent living space in a well-connected East London location. The property features three well-proportioned double bedrooms, a bright reception room, and a separate fitted kitchen, making it an ideal home or rental opportunity.

The property is within walking distance of Columbia Road Flower Market, Broadway Market, and Shoreditch. Popular restaurants such as Brawn, Morito, and Sager + Wilde are nearby, along with independent cafés, bakeries, and bars. For green space, both Victoria Park and London Fields are walking distance.

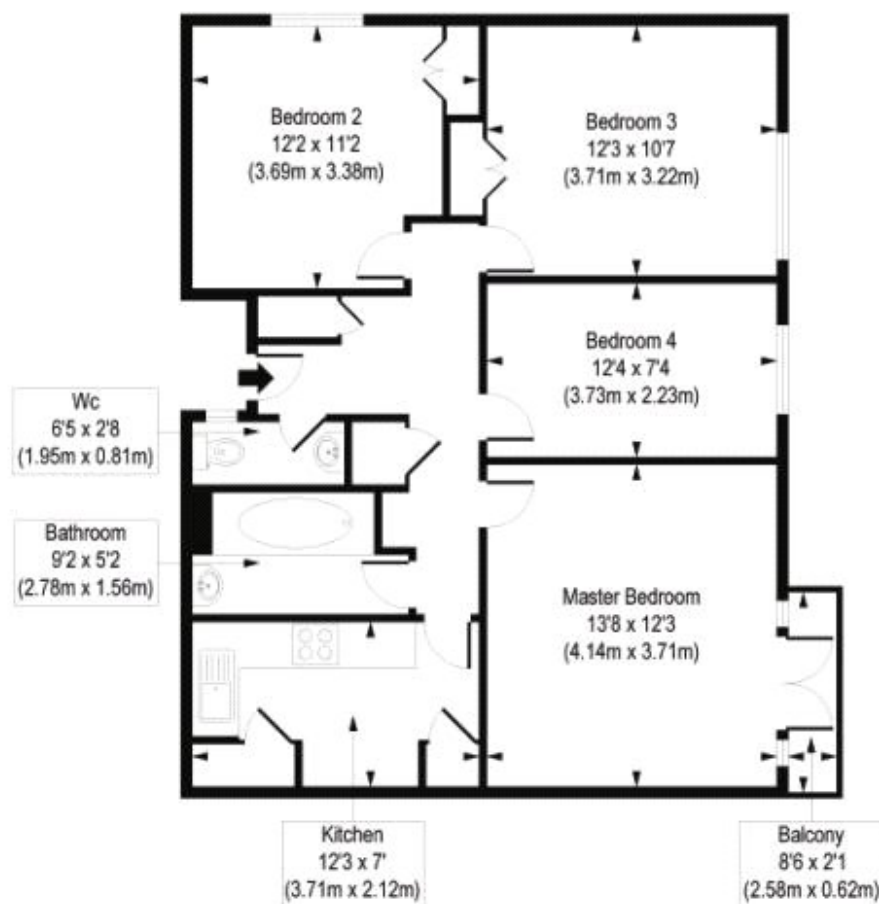
Offering generous space, excellent transport links via the Central Line at Bethnal Green & the overground at Cambridge Heath, plus Multiple bus routes connecting to the City, Shoreditch, and Canary Wharf. Situated in a vibrant local area, this apartment represents a great home or investment, in the heart of East London.

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## Brunswick House, E2

Approx. Gross Internal Floor Area 777 sq. ft / 72.15 sq. m



Fourth 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO240112>

**Tenure:** Leasehold

**Term:** 89 year and 8 months

**Service Charge:** £2360 per annum

**Ground Rent:** £ 9 Annually (subject to increase)

**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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