



GEORGINA GARDENS, COLUMBIA ROAD, LONDON, E2
£330,000 LEASEHOLD

CHARMING 1 BEDROOM GARDEN FLAT ON COLUMBIA ROAD

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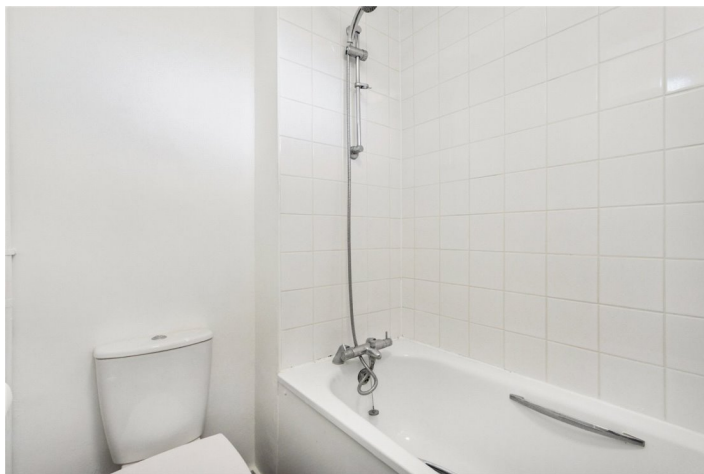
DESCRIPTION:

Tucked away in the highly desirable Columbia Road area, this well-presented one-bedroom ground floor flat in the attractive Georgina Gardens development offers a peaceful retreat in the heart of East London.

Measuring 466 sqft, the flat features a spacious separate kitchen, a bright and comfortable living room, a generous double bedroom, and a modern bathroom. The layout is ideal for those who value a clear separation between living and dining spaces, with large windows allowing for excellent natural light throughout.

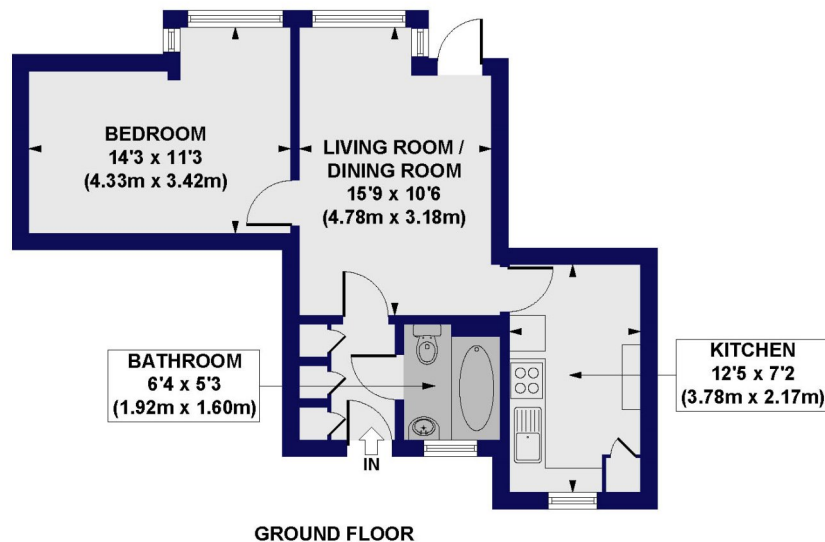
Residents of Georgina Gardens benefit from access to communal gardens, creating a calm and leafy setting just a stone's throw from the vibrant Columbia Road Flower Market. The location offers a unique blend of quiet residential living with easy access to local cafés, independent shops, and excellent transport links, making it perfect for first-time buyers, professionals, or investors seeking a home in one of East London's most iconic neighbourhoods.

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Georgina Gardens, Columbia Road, E2
Approx. Gross Internal Floor Area 466 sq. ft / 43.30 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO240352>

Tenure: Leasehold

Term: 83 year and 10 months

Service Charge: £1656 per annum

Ground Rent: £ 10 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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