



HARE MARSH, LONDON, E2  
'OFFERS IN EXCESS OF' £485,000 LEASEHOLD

## TWO DOUBLE BEDROOM, FOURTH FLOOR APARTMENT WITH PRIVATE BALCONY IN SHOREDITCH, JUST OFF BRICK-LANE

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## DESCRIPTION:

A fantastic two double bedroom, fourth floor apartment with private balcony, minutes off Shoreditch High Street station. The property boasts a wonderful open plan living/dining room leading to the private balcony with wonderful easterly views, fitted kitchen with wood flooring and natural light throughout. On entering the property, you are greeted with a spacious hallway leading to two double bedrooms, main bathroom, storage cupboard and finally leading to the open plan kitchen/lounge.

The surrounding area offers a vast range of local amenities, shops, cafes, bars and restaurants with Brick Lane, Shoreditch high street and Liverpool Street all within proximity as well as Whitechapel High Street, Aldgate and Aldgate East. There are also fantastic transport links with Whitechapel Station (Crossrail) Aldgate and Aldgate East (Hammersmith & City, District, Circle and Metropolitan lines), Liverpool Street Station and Shoreditch High Street Overground all close by.

Also available as 25 % Shared Ownership (£123,750)

Rent £846pcm

Service Charge £220pcm

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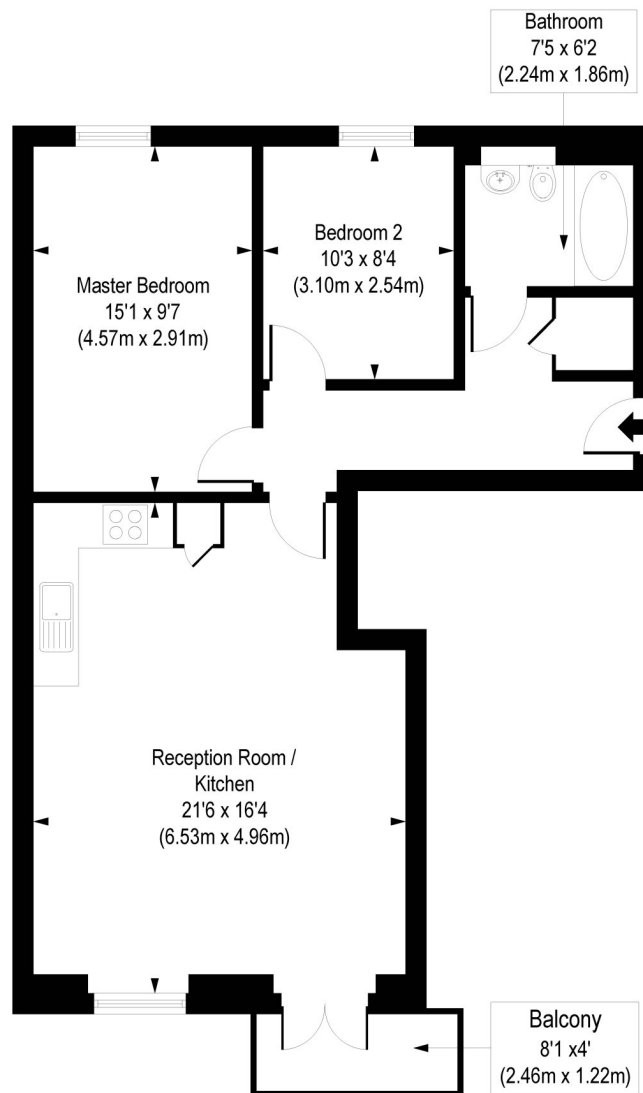
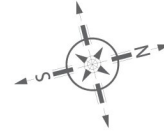




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## Hare Marsh, E2

Approx. Gross Internal Floor Area 719 sq. ft / 66.79 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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