



GOLDSMITHS ROW, LONDON, E2
£885,000 LEASEHOLD

SPACIOUS FOUR DOUBLE BEDROOM APARTMENT WITH PRIVATE FREEHOLD GARDEN – BROADWAY MARKET, E2

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

A beautifully presented four genuine double bedroom, two-bathroom apartment, offering over 1,385 sq ft of bright, well-proportioned living space and a large private freehold garden.

This impressive home features an open plan living and dining area with a renovated kitchen, providing the ideal setting for modern living and entertaining. The property further benefits from two contemporary renovated bathrooms, residents' parking, secure bike storage, and direct access to the garden from three of the bedrooms, as well as via a private side gate. The garden is freehold and offers potential for development (subject to the necessary planning permissions), providing a rare opportunity for further enhancement or extension.

Situated on Broadway Market, this apartment enjoys immediate access to a vibrant mix of independent cafés, bars, and restaurants, with London Fields just moments away. Excellent transport connections include Bethnal Green Underground Station (less than a mile away) and multiple bus routes along Hackney Road, offering quick and convenient access to The City and West End.

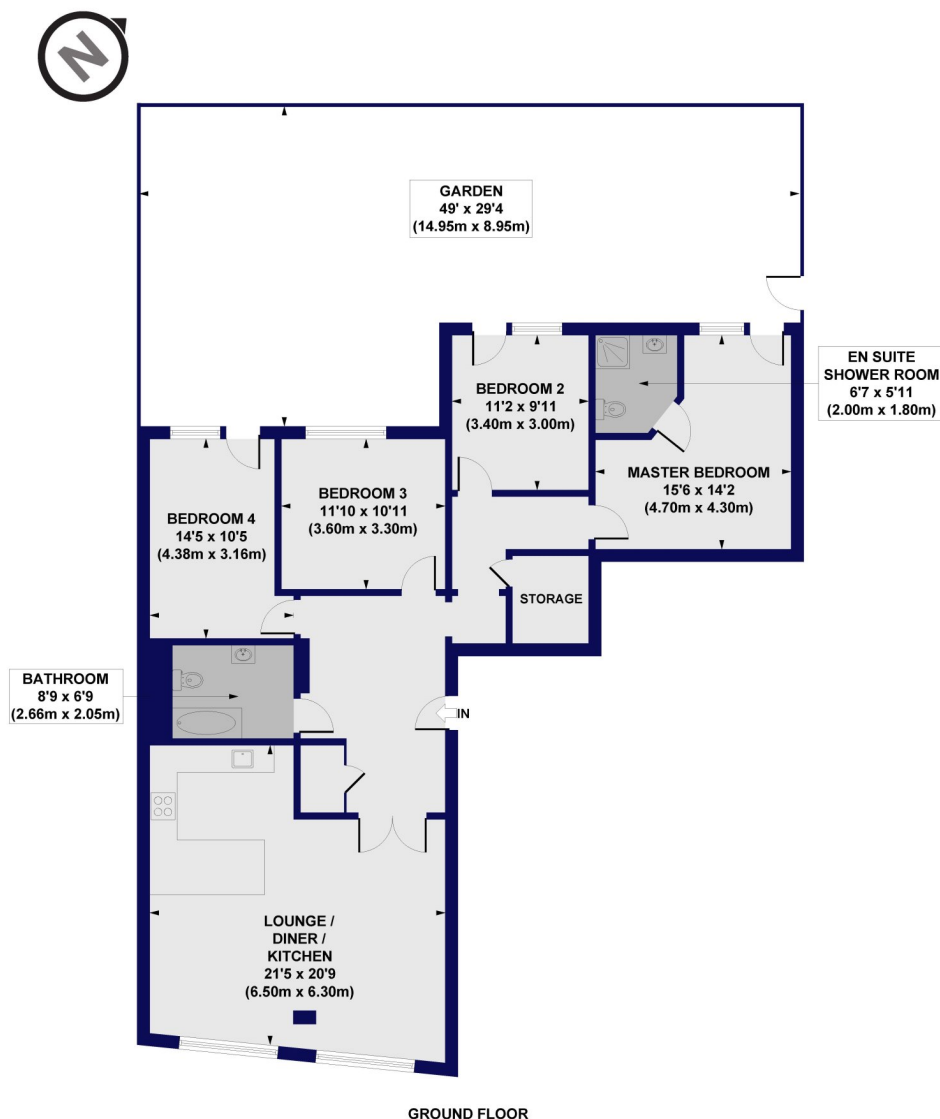
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Approx. Gross Internal Floor Area 1386 sq. ft / 128.76 sq. m



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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Leasehold

Term: 110 year and 0 months

Service Charge: £3500 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: E

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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