



HARE MARSH, LONDON, E2
£800,000 LEASEHOLD

A THREE DOUBLE BEDROOM APARTMENT WITH PRIVATE TERRACE AND PARKING, CLOSE TO SHOREDITCH HIGH STREET

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DESCRIPTION:

A beautifully refurbished three-bedroom, two-bathroom fourth-floor apartment in the heart of Shoreditch, featuring secure underground parking and a stunning 300 sq ft private west-facing terrace with open views across London. Located just moments from Brick Lane, Columbia Road Flower Market and Old Spitalfields Market, the property offers modern city living with floor-to-ceiling windows, solid wood flooring and excellent storage, surrounded by some of East London's best restaurants, cafés and bars.

The property benefits from secure underground parking, a fob and video entry system, and an impressive 300 sq ft private terrace with unobstructed westerly-facing views across London. Additional features include solid wood flooring, floor-to-ceiling windows, and excellent built-in storage throughout.

The accommodation comprises a welcoming entrance hall leading to a spacious principal bedroom with en-suite shower room, a second double bedroom with direct access to the private terrace, and a third double bedroom.

The newly refurbished kitchen is fully integrated and finished with tiled flooring, an electric hob and oven, built-in fridge/freezer and dishwasher. A modern family bathroom with a three-piece suite serves the remaining bedrooms. All bedrooms offer ample wardrobe and storage space.

The bright and spacious living and dining area benefits from excellent natural light and provides access to the private terrace, creating an ideal space for both relaxing and entertaining.

Hare Marsh is a modern development comprising just 27 apartments, located just off the highly desirable Cheshire Street and moments from the vibrant atmosphere of Brick Lane. The surrounding area offers an exceptional selection of independent cafés, bars and restaurants, as well as galleries, boutiques and street markets.

The property is within easy walking distance of the famous Columbia Road Flower Market and the shops, restaurants and market of Old Spitalfields Market. Nearby green spaces include Weavers Fields and Victoria Park.

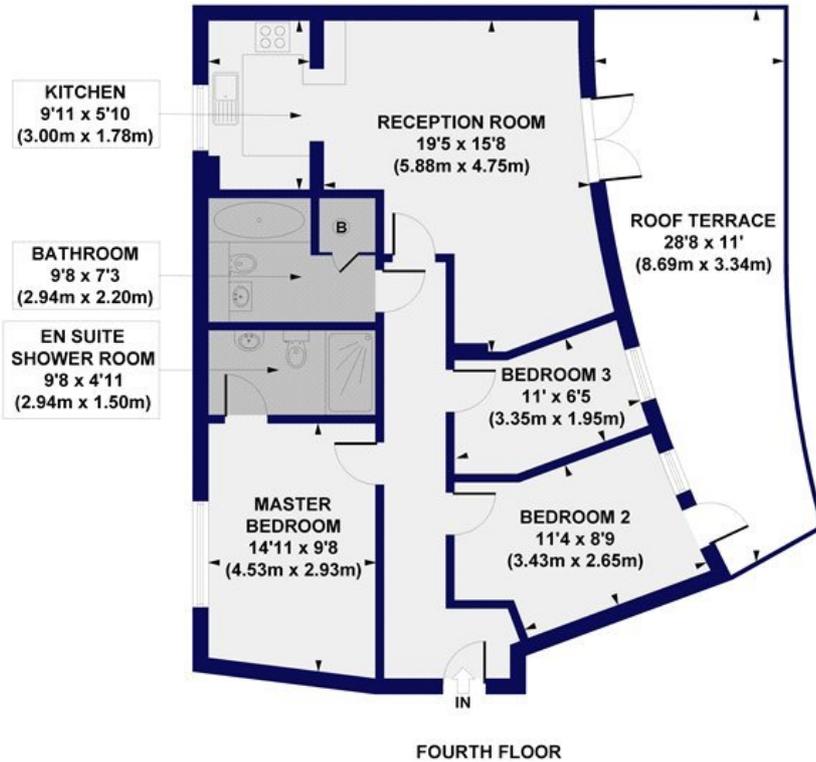
Transport links are excellent, with London Overground services from Shoreditch High Street railway station, the Central line at Bethnal Green Underground station, the Elizabeth line at Whitechapel station, and mainline and Underground services at Liverpool Street station all within easy walking distance. Numerous bus routes along Bethnal Green Road also provide convenient connections into the City and across London.

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Hare Marsh, E2
Approx. Gross Internal Floor Area 893 sq. ft / 82.97 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO250419>

Tenure: Leasehold

Term: 979 year and 0 months (Subject to change)

Service Charge: £5000 per annum (approx.)

Ground Rent: £ 300 Annually (Subject to review)

Council Tax Band: D

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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