



BARONESS ROAD, LONDON, E2  
£325,000 LEASEHOLD

## A STUDIO APARTMENT WITH COMMUNAL GARDEN CLOSE TO COLUMBIA ROAD FLOWER MARKET

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## DESCRIPTION:

A peaceful studio apartment located in a purpose-built block on Baroness Road, E2 and benefits from plenty of shops, bars, restaurants, and the ever-popular Columbia Road Flower Market nearby. The property comprises its own front door, leading straight into the reception room/bedroom with direct access to the communal garden, separate kitchen and family bathroom.

The location is perfect to enjoy all of East London's major attractions with Columbia Road and its famous flower market on Sunday's, Broadway Market, Brick Lane and Shoreditch High Street all at close hand. Located a short commute from Brick Lane and the popular boutique shops and restaurants of Columbia Road as well as a choice of excellent transport links close by, this would make an excellent opportunity for those looking to acquire property in one of East London's most popular locations.

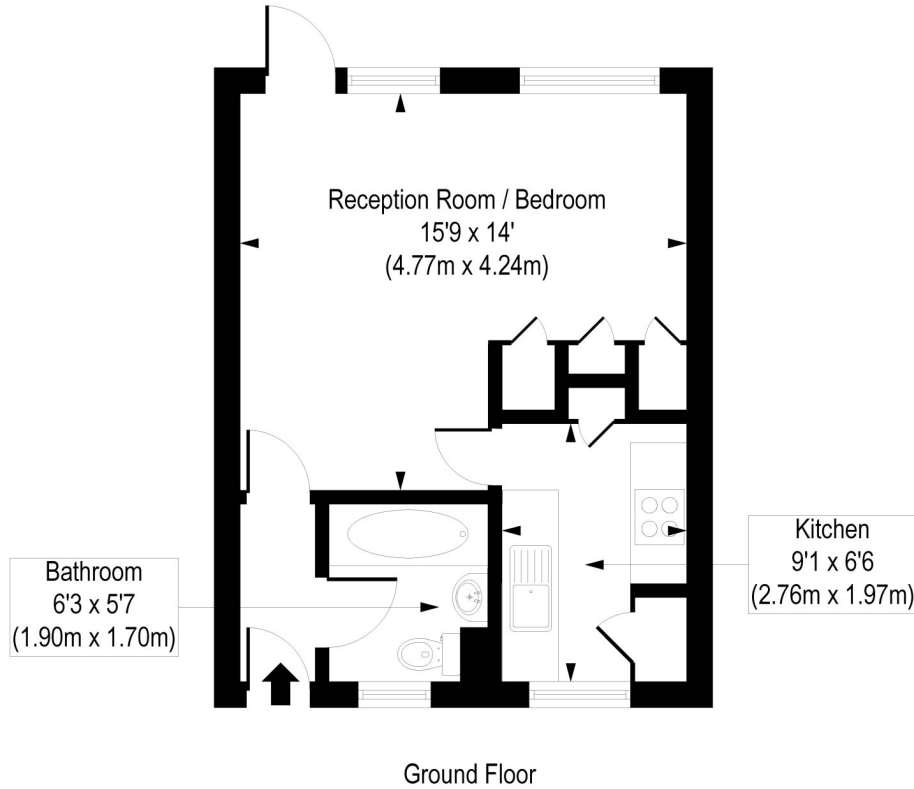
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# Baroness Road, E2

Approx. Gross Internal Floor Area 323 sq. ft / 30.00 sq. m



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>		69	71
(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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