



VALLANCE ROAD, LONDON, E1
£350,000 LEASEHOLD

BRIGHT, MODERN ONE BEDROOM APARTMENT IN E1

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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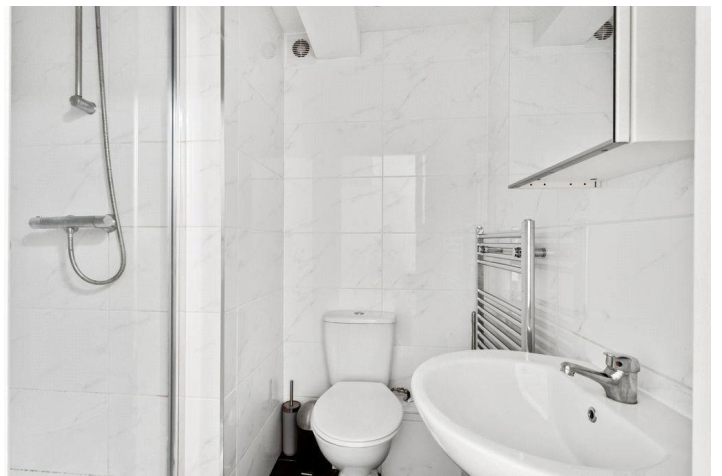
DESCRIPTION:

This light-filled, one-bedroom flat on the first floor of a modern building, a fantastic property, in the heart of East London. An ideal location to benefit from Whitechapel station and the vibrant Brick Lane and Commercial Street, perfect for a young professional and first time-buyer.

The property benefits from a modern finish, open, east facing balcony overlooking Vallance Gardens, large open-plan kitchen, dining, living room.

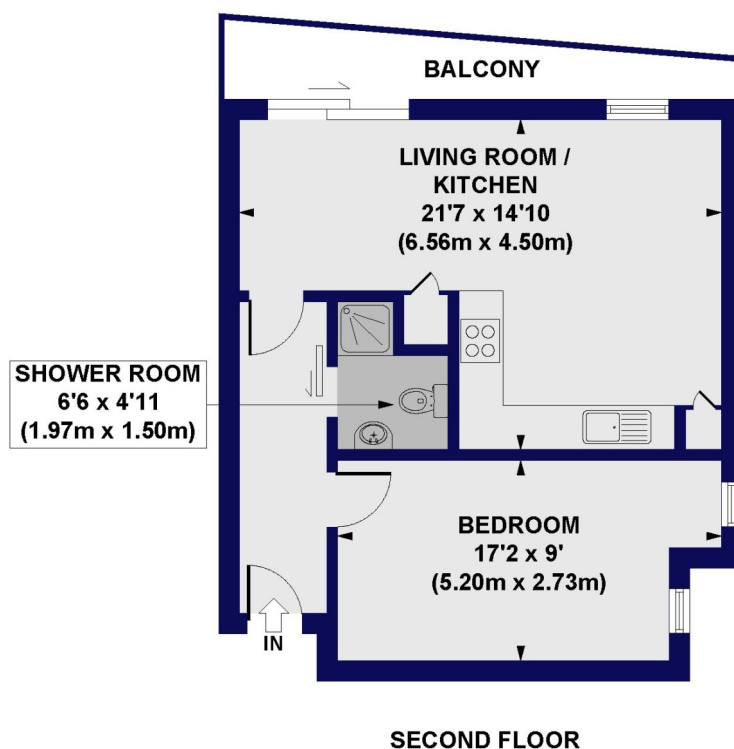
There is a spacious double bedroom, three-piece bathroom suite. Located within 0.2 miles of Whitechapel Station, 0.9 miles of Liverpool Street Station, 0.5 miles Aldgate East Station. With excellent transport links nearby, commuting and accessing local amenities is a breeze. Whether you're a first-time buyer or looking for a manageable investment, this property is an excellent choice.

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Vallance Road, E1
Approx. Gross Internal Floor Area 500 sq. ft / 46.46 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	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SHO250356>

Tenure: Leasehold

Term: 108 year and 11 months

Service Charge: £1160.52 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

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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