



PRICE GUIDE

£535,000

Pedley Stree

London, E1 5FQ

Offered for sale is this bright and airy 2 double bedroom apartment located moment from Brick Lane.

Set along the road from the Pedley Street Station attraction, the apartment is spread over 742 square feet and benefits from a open-plan newly fitted contemporary kitchen to reception room with dual aspect large windows and access to a private balcony with uninterrupted views of the City.

There is a modern family bathroom, plenty of storage and 2 double bedrooms, the master which also has direct access to the balcony.

The development is kept in an exceptionally good condition with lift facilities, secure residents only garden and bike storage.

Pedley Street is located moments from Brick Lane, one of the East End's most famed streets with a colourful history that records numerous different communities passing through over the centuries. The restaurants, cafes and shops both on the road and in the wider locality are popular destinations for locals and visitors alike, and considered heaven for bargain hunters, foodies and fashionistas. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as some fantastic green escapes further afield - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space.

The area has excellent transport links and is a short walk from Liverpool Street mainline station with Whitechapel Crossrail close by as well as Aldgate Underground and Shoreditch High Street Overground stations.

Leasehold: 166 years remaining

Service Charge: £3,499

Ground Rent: £291.60 per annum

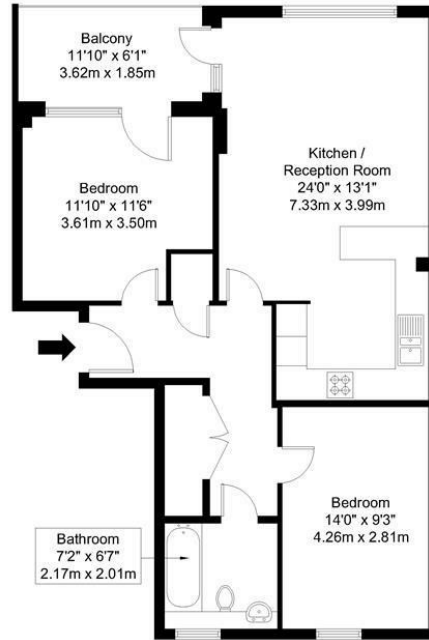
Council Tax: Band D





Pedley Street, E1 5FQ

Approx Gross Internal Area = 68.9 sq m / 742 sq ft
 Balcony = 6.4 sq m / 69 sq ft
 Total = 75.3 sq m / 811 sq ft



Fifth Floor

Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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