



KARBELA STREET, LONDON, E2
OFFERS IN EXCESS OF **£550,000** SHARE OF FREEHOLD

A NEWLY REFURBISHED TWO BEDROOM APARTMENT WITH COMMUNAL GARDENS IN A GATED DEVELOPMENT NEAR BRICK LANE

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DESCRIPTION:

This second floor two-bedroom, share of freehold apartment is located within a perfectly tranquil oasis of a development. It offers communal gardens that are looked after by the daytime porter and is situated just off the trendy Cheshire Street, and East of Brick Lane.

The property opens onto an entrance hall that leads to the main bedroom on the left, second bedroom on the right, and is adjacent to the newly fitted three-piece family bathroom. At the end of the hallway you are greeted onto the semi-open plan living room which is flooded with ample natural light through its two Juliette balconies. The kitchen is also new fitted with built in appliances including; fridge/freezer, electric oven/hob, and washer/dryer. The master bedroom has fitted wardrobes. The property being dual aspect also benefits from cooling draft in the summer, and the efficient heating bills in the winter.

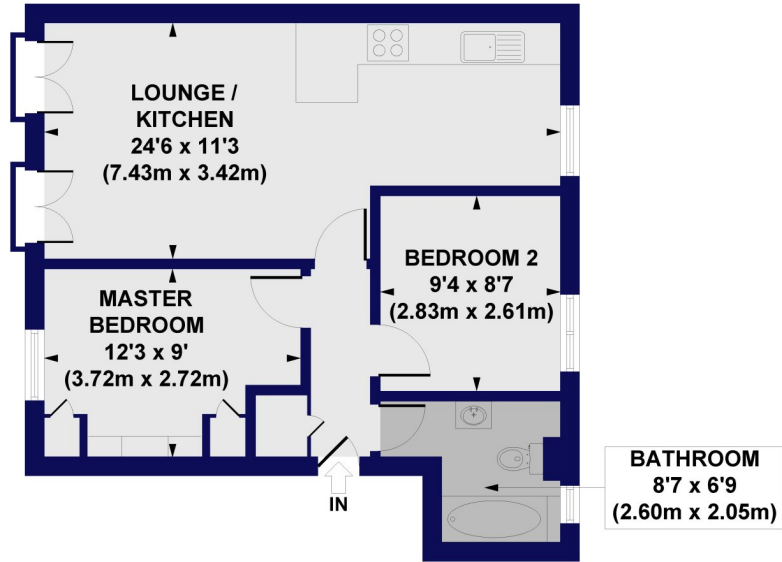
The property is ideally located for city workers, with transport links on the doorstep from Shoreditch High Street, Liverpool Street, Aldgate East, and Whitechapel (Crossrail) stations all within easy walking distance. You are also spoilt for choice for local amenities and boutique shops, cafes, bars and restaurants with Brick Lane, Columbia Flower Market and Spitalfields Market all close by.

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Kerbela Street, E2
 Approx. Gross Internal Floor Area 530 sq. ft / 49.28 sq. m



SECOND FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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