



HARE MARSH, LONDON, E2
£415,000 LEASEHOLD

A LUXURY ONE DOUBLE BEDROOM APARTMENT WITH BALCONY AND PARKING CLOSE TO SHOREDITCH HIGH STREET

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DESCRIPTION:

A fantastic example of modern living in Shoreditch with this one-bedroom top floor apartment. The property boasts secure underground parking, secure entry system, balcony, floor to ceiling windows and is being offered chain free.

The property comprises entrance hall with storage space, generous size double bedroom, fully integrated kitchen with built in fridge/freezer, washing machine, electric hob/oven, family bathroom with three-piece suite and a balcony offering views to the east.

Hare Marsh is a modern building of 27 apartments situated off the desirable Cheshire Street which in turn is just off the ever trendy and vibrant Brick Lane. It's ideally positioned with a variety of transport links within easy walking distance including Shoreditch High Street Overground, Bethnal Green tube and overground, Whitechapel Station (Crossrail) and Liverpool Street Station. There are also various bus routes on Bethnal Green Road all offering fantastic routes into the City and across London.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

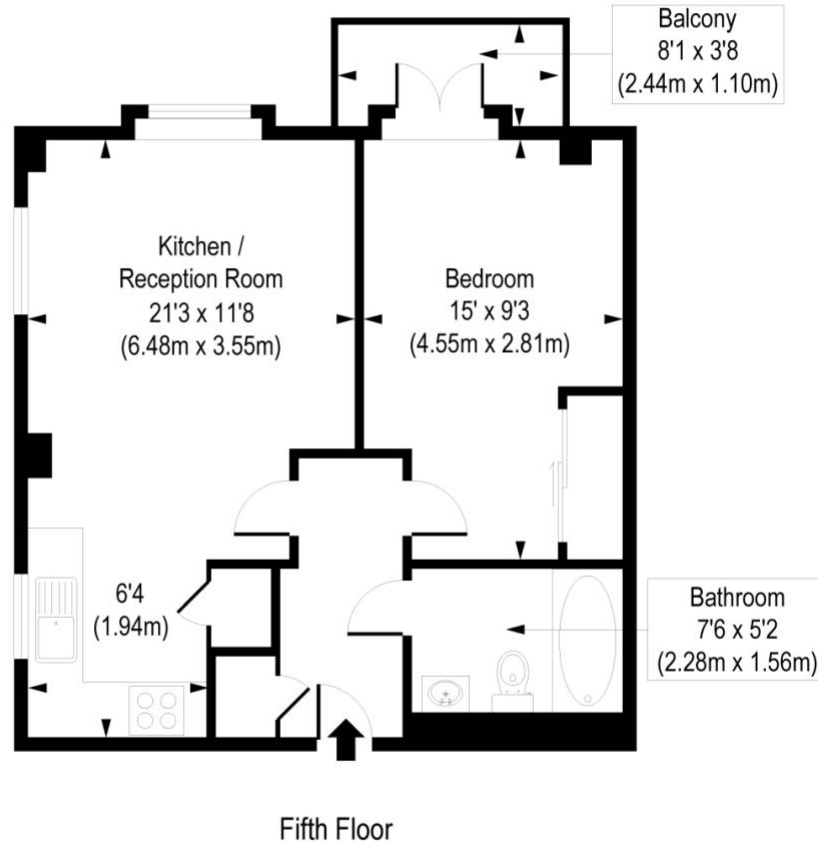
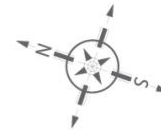
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Approx. Gross Internal Floor Area 457 sq. ft / 42.48 sq. m



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)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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