

CAPITAL HEIGHTS

ESTATE AGENTS



Goldman Close
London, E2 6EF

£575,000

Virtual Tour below in links

Stunning kitchen

Three Balconies

Three double bedrooms

Lovely shower room

Close to Shoreditch and Liverpool St

Capital Heights Estate Agents, 113 East London Works, London, E1 1DU
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www.capitalheights.co.uk, Property Ref CH1987

We are pleased to bring to the market this stunning duplex apartment in Shoreditch. The property offers a large open plan kitchen with fitted appliances and a charming reception area located on the first floor. On the second floor you have three double bedrooms, a large shower room with mosaic tiles and a store room. Two bedrooms and the kitchen have access to their very balconies. The property is fitted with double glazing throughout. Located in a prime location, this beautiful property is perfectly situated in the heart of Shoreditch. Liverpool Street & Shoreditch stations are just a short walk away, alongside some of the best bars & restaurants London has to offer.

Rental Income £30,940 per annum

Leasehold TBC

Ground Rent - £10 per annum

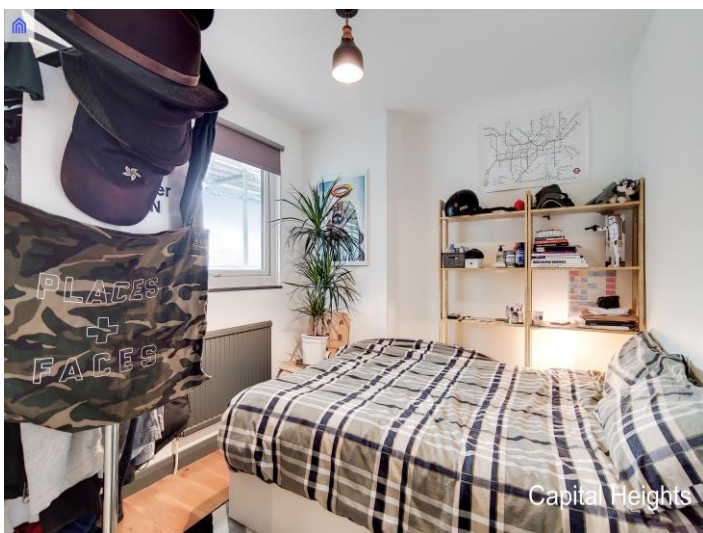
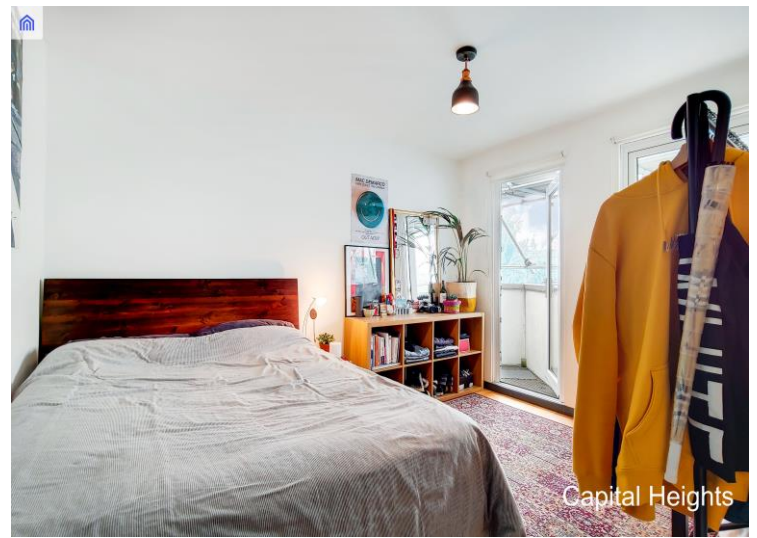
Service Charge - £1600.00 per annum

Council tax - 120.00 per month

Local authority - Tower Hamlets

Total Sq Ft - 795

Buyer to check information with solicitor before exchange of contracts.



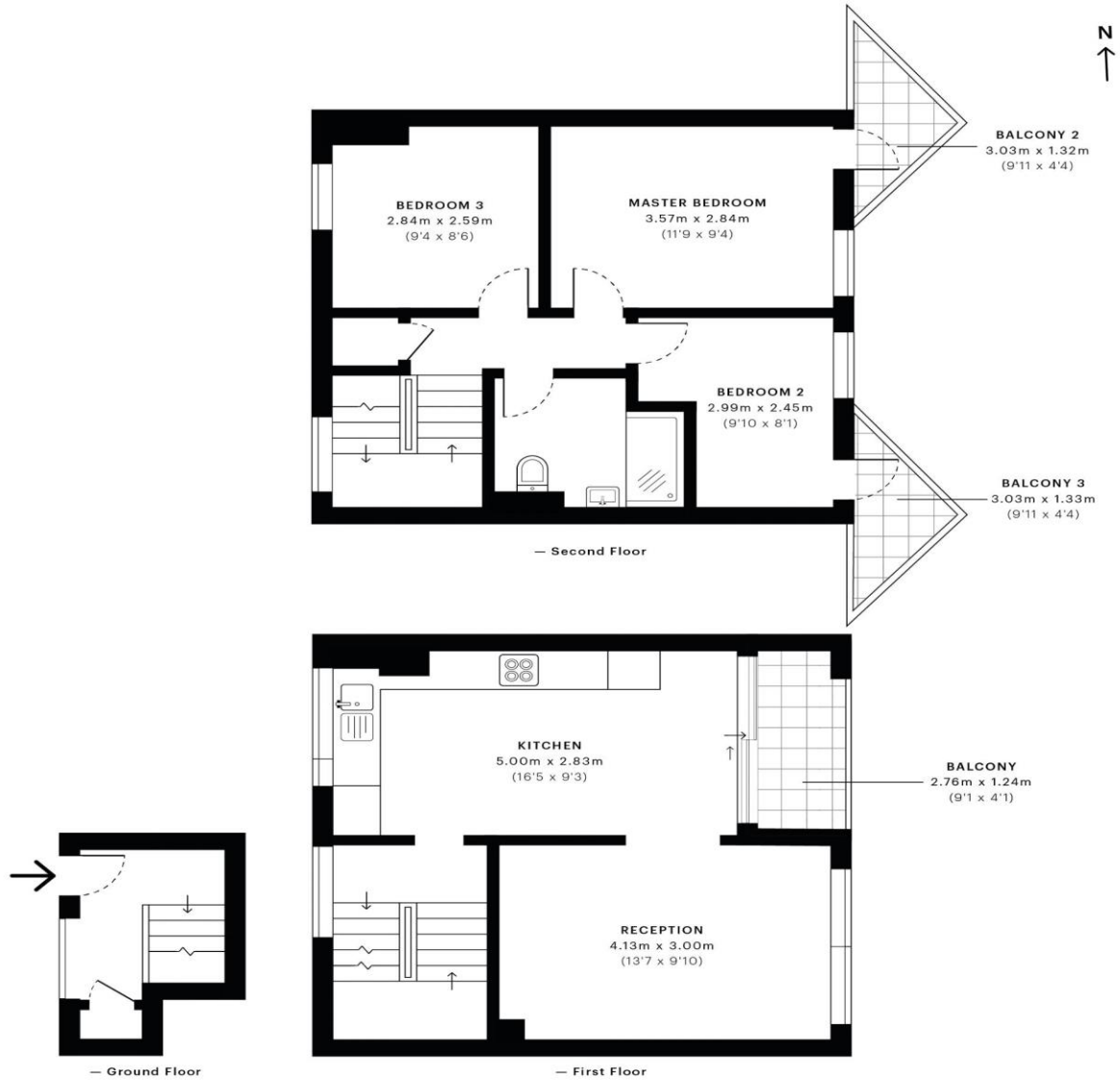


Goldman Close , E2

CAPTURE DATE
23/10/2019

LASER SCAN POINTS
32,609,889

GROSS INTERNAL AREA
73.8 Sqm / 794.6 Sqft



 GROSS INTERNAL AREA
The footprint of the property
73.8 Sqm / 794.6 Sqft

 NET AREA (INTERNAL)
Excludes walls and external features
68.4 Sqm / 736.7 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.1 Sqm / 76.6 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
78.6 Sqm / 846.5 Sqft

IPMS 3C RESIDENTIAL
75.7 Sqm / 814.9 Sqft

SPEC ID
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