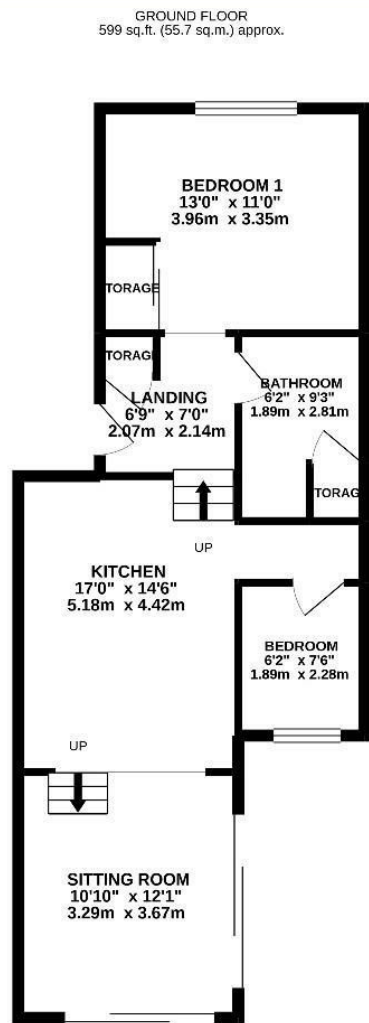


Flat

Gloucester Square E2

£625,000



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with Metropix 5/2021.

This is a lovely ground floor apartment in a gated development on the banks of Regent's Canal.


This flat is situated moments from the buzz of Broadway Market and the green spaces of Haggerston Park and London Fields. Shoreditch is on your doorstep offering everything from restaurants and art galleries to nightlife.

This beautiful apartment has an architecturally designed split level open plan kitchen / sitting room with dual aspect sliding doors that open onto a delightful patio. This living area is light, spacious and has a view of the private wrap-around patio garden with mature shrubs and an outside shower. The kitchen is fully integrated and has lots of counter space and storage. There is a double bedroom with built-in storage and a further single bedroom. The bathroom has a bath and shower and lots of storage.





ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



OUT AND ABOUT

- Broadway Market - Great food and veg market with plenty of independent shops and pubs.
- Columbia Road Flower Market - Fantastic flower market every Sunday.
- Hoxton Square - Shoreditch nightlife on your doorstep.
- Hackney City Farm - Animals and a cafe. Great for kids.
- Brick Lane Market - Famous market that runs every Sunday with pop up food stalls and many a vintage fair.

