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Columbia Road, London, E2

£340,000



Set on the 7th floor of a well-maintained purpose-built block, this exceptional one-bedroom apartment offers a rare blend of brightness, space, and a sought-after location on the iconic Columbia Road.

Boasting an east-facing aspect, the property is bathed in an abundance of natural light, creating a warm and inviting atmosphere throughout. The generously proportioned lounge provides a perfect space for relaxation and entertaining, with direct access to a private balcony where you can enjoy tranquil moments and vibrant city views. The modern interior is thoughtfully designed and features a fully fitted kitchen, as well as a modern fully tiled bathroom that complements the contemporary feel. The block has recently undergone extensive renovations, including the installation of new double-glazed windows, an upgraded heating system, and improvements to both the external façade and internal areas.

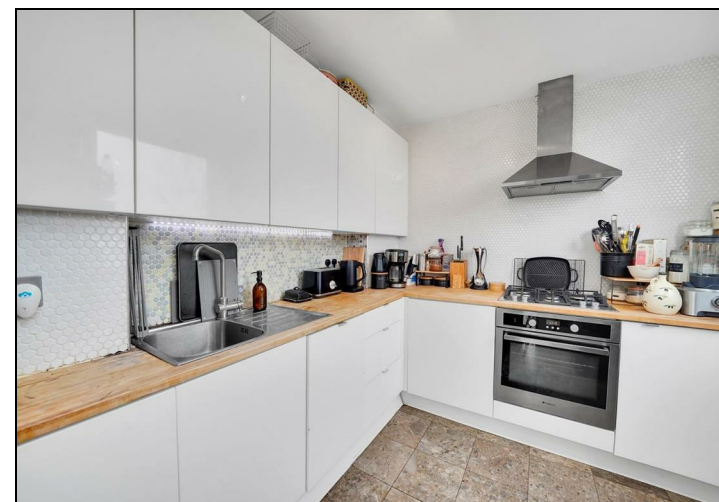
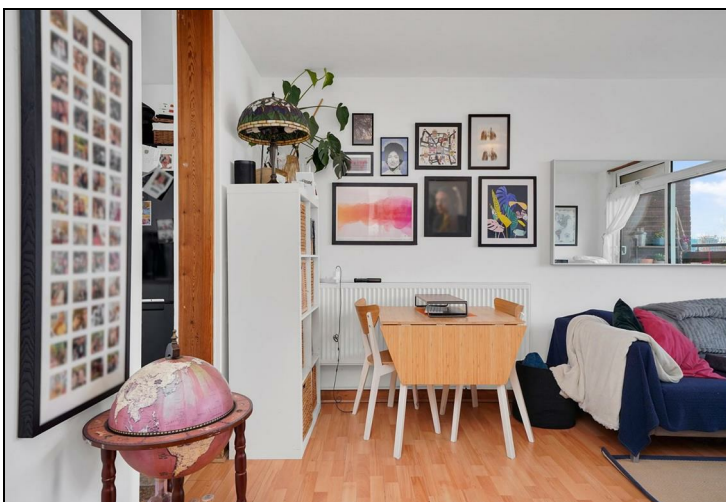
Perfectly situated on Columbia Road, this apartment places you just moments away from the world-famous Columbia Road Flower Market, surrounded by the vibrant energy and excellent amenities of the Shoreditch Triangle. Enjoy a wealth of trendy cafes, boutique shops, and eclectic dining options right at your doorstep.

The property benefits from outstanding transport links, with Old Street, Shoreditch High Street, and Liverpool Street stations all within easy reach, providing seamless access to the City, Canary Wharf, and beyond. Whether you're a first-time buyer, investor, or simply seeking an idyllic urban retreat, this apartment delivers on all fronts.

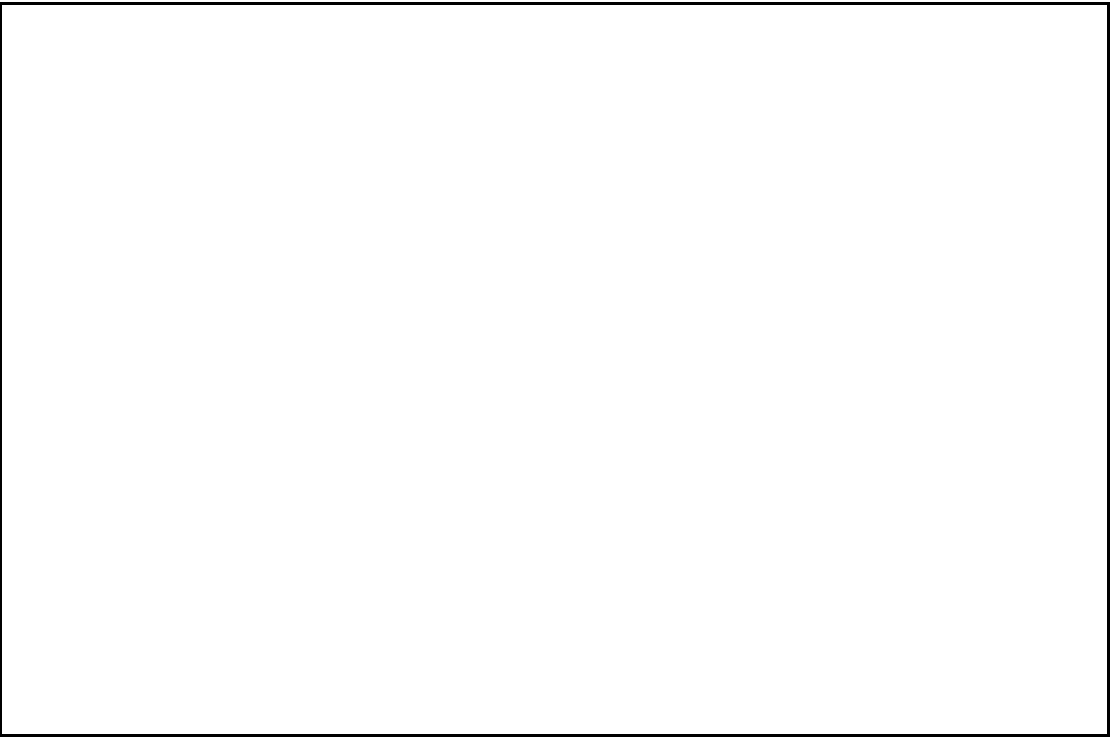
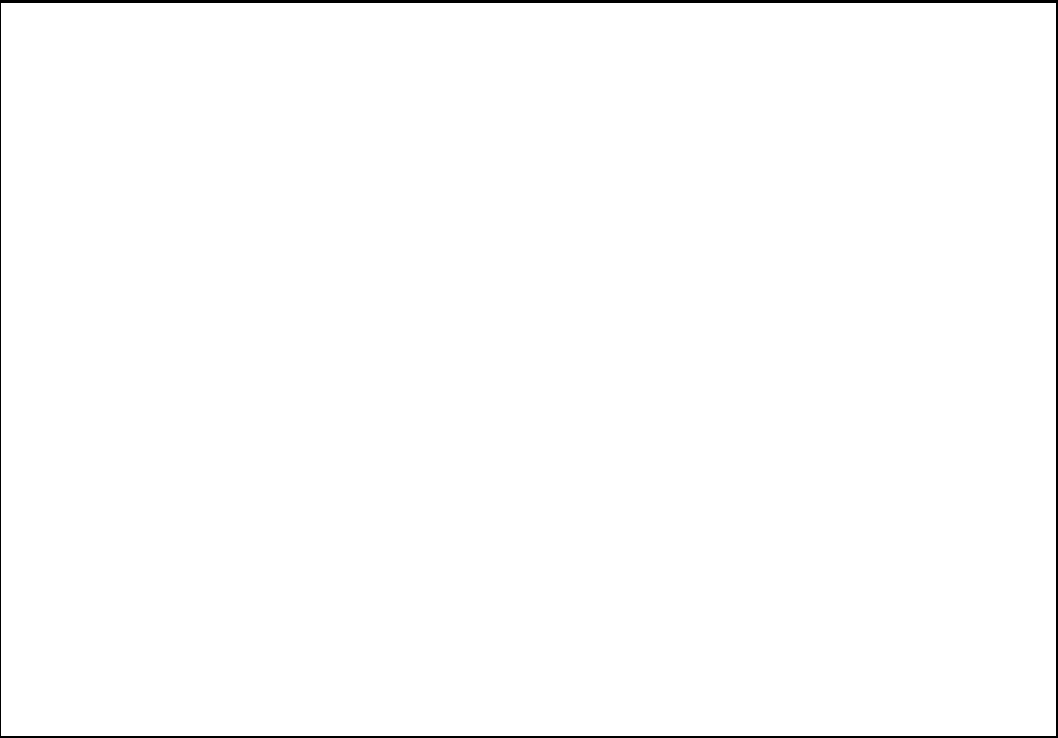
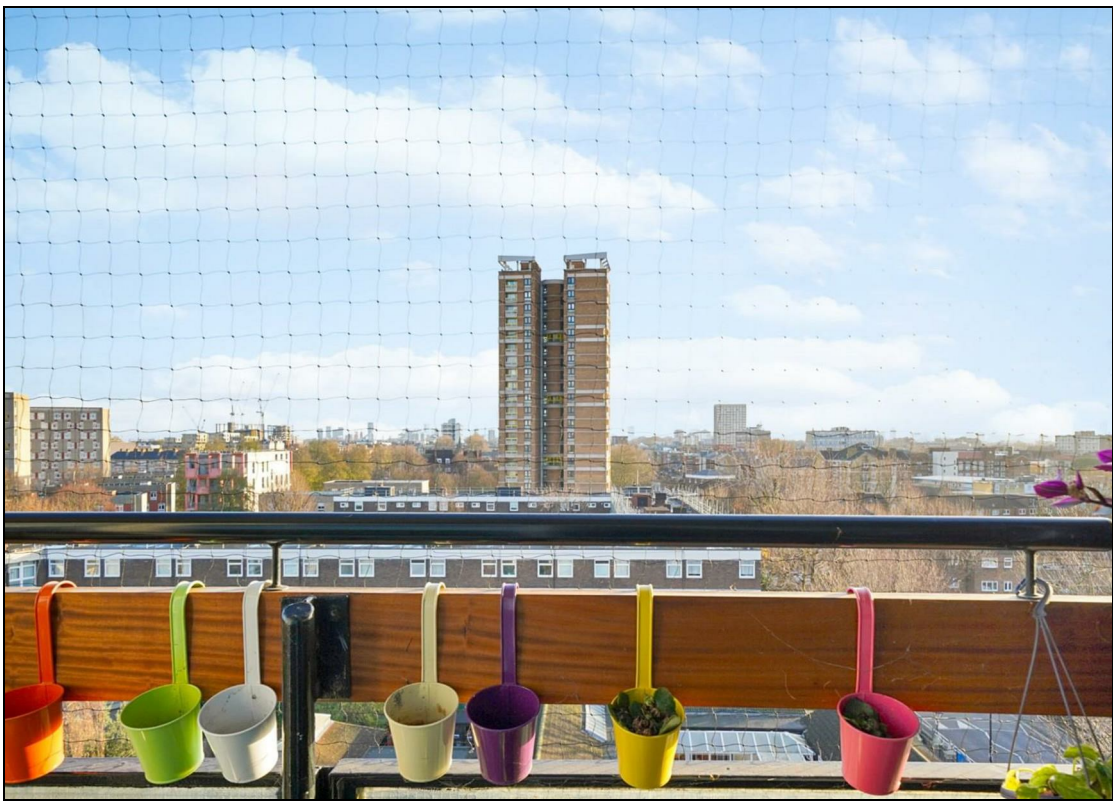
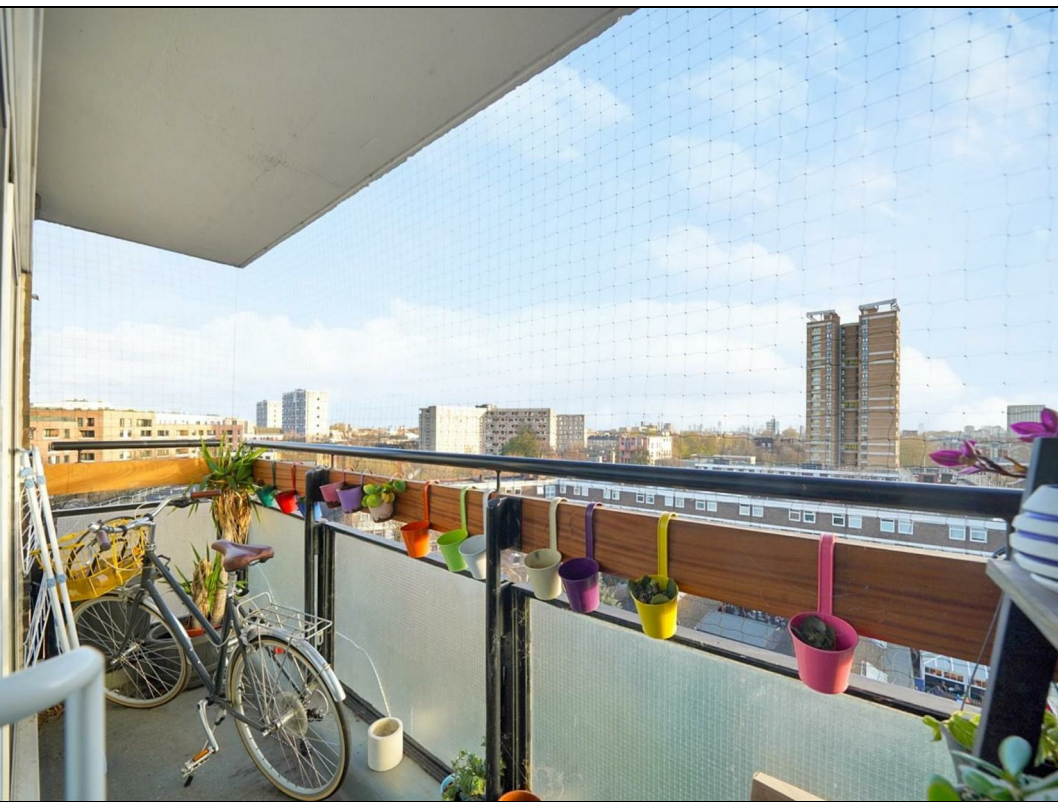
** Service charge includes heating & hot water. **

KEY FEATURES

- One Bedroom Apartment
 - 7th Floor
 - Private Balcony
 - Bright Exterior
 - Spacious Interior
- Service Charge Includes Heating & Hot Water
- Enviably located







Balcony
12'7" x 3'11"
3.83m x 1.20m



Reception Room
15'0" x 11'11"
4.56m x 3.63m

Bedroom
14'8" x 9'0"
4.47m x 2.74m

Kitchen
8'7" x 8'1"
2.61m x 2.46m

Bathroom
6'4" x 4'7"
1.93m x 1.39m

Seventh Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
50.1 sq m / 539 sq ft

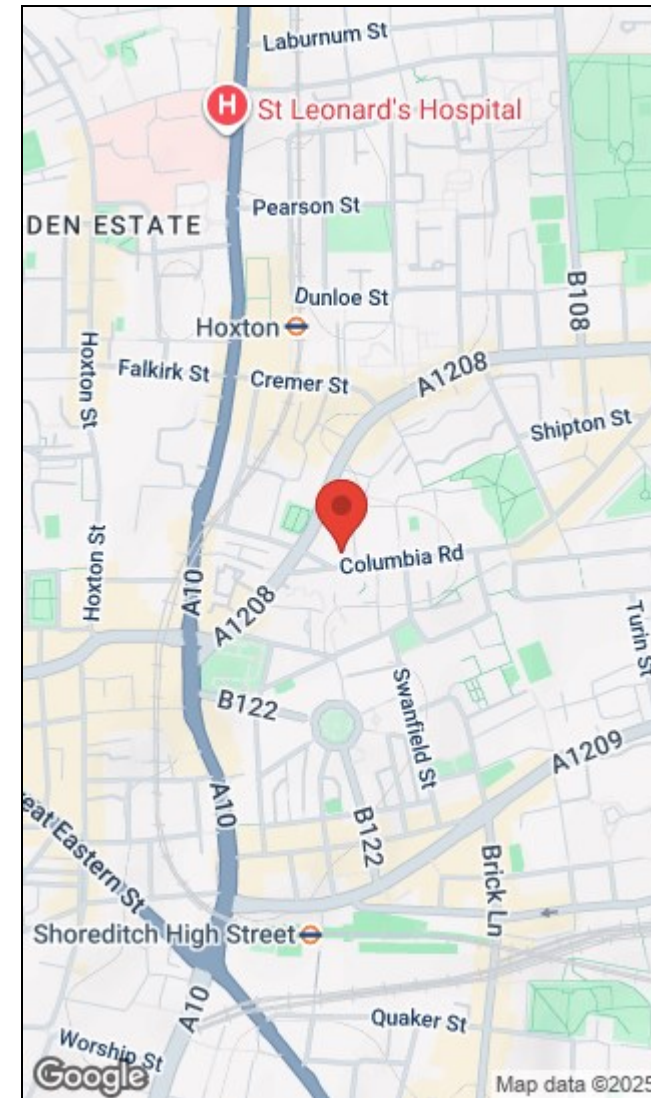
TOTAL STORAGE SPACE
Storage and wardrobe total area
3.2 sq m / 34 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
4.6 sq m / 49 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	70	76			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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