



## Columbia Road, , London, E2 7PS

- One Bedroom Apartment
- Bright & Spacious Interior
- Chain Free
- Direct Private Entrance
- Communal Gardens
- Approx. 499 sq ft



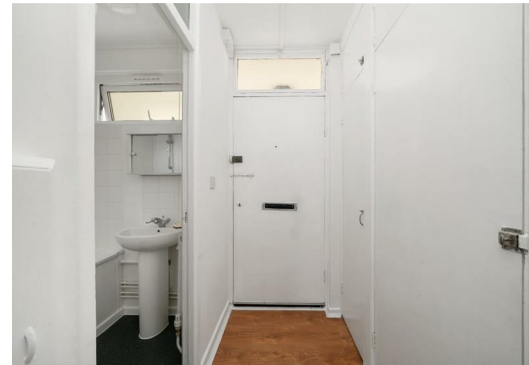
**Offers In Excess Of £375,000**

# Columbia Road, , London, E2 7PS

## DESCRIPTION

This charming one-bedroom flat is located on the ground floor of a well-maintained purpose-built block and has been thoughtfully refurbished throughout, offering a modern and stylish living space. The property benefits from direct access to beautifully maintained communal gardens, providing a serene outdoor retreat right on your doorstep.

Conveniently situated, the flat is just moments away from the vibrant shops, trendy cafés, and popular amenities of Columbia Road, famous for its bustling flower market. Additionally, Hackney Road offers further local conveniences, excellent dining options, and easy access to public transport, making this an ideal home for those seeking a blend of comfort, style, and an unbeatable location.



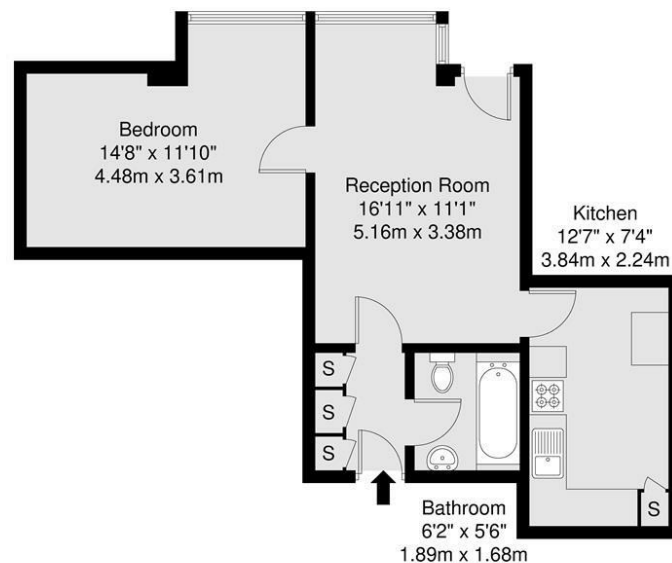






Communal Garden

(Not Shown In Actual Location / Orientation)



Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
46.4 sq m / 499 sq ftTOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.0 sq m / 10 sq ftEXTERNAL FEATURES  
Closets, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ftRESTRICTED HEAD HEIGHT  
Limited use area 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

## Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.