

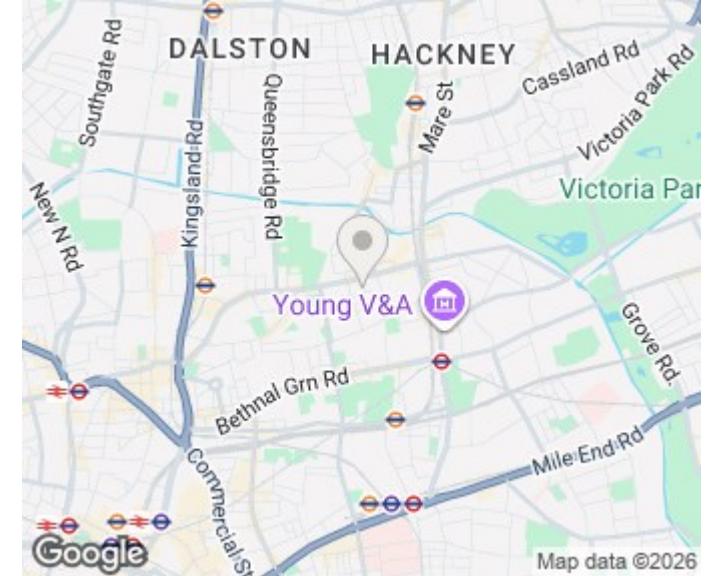


FLAT 19 MINSTREL COURT LONDON, E2 6PQ

£1,150,000
LEASEHOLD - SHARE OF
FREEHOLD

We are pleased to offer this stunning, 1281 sq ft, Victorian school conversion in this fantastic location situated between Broadway Market and Columbia Road market. With ceilings that are double that of a normal sized property, this property really has the authentic warehouse feel that is so hard to find in this area. The lounge is the size of a very large classroom and the kitchen is luxury fitted to a very high specification, there is a downstairs utility room, shower room and a spiral staircase leading up to the master bedroom which includes an en suite bathroom and a large second bedroom.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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