



## Hanbury Street, E1 5JY

Chain Free | Lift access | Two bedroom | Balcony

Separate kitchen | Three piece bathroom suite | Within walking distance to all local amenities | Great investment

**Guide Price: £450,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Hanbury Street, E1 5JY

GUIDE PRICE - £450,000

Hunters are pleased to offer you this lovely two bedroom second floor flat in the heart of London, a short walk to Brick Lane and the popular market. Close to London Liverpool Street and tube stations including Whitechapel, Bethnal Green and Shoreditch.

The property benefits from having two double bedrooms, a fitted kitchen, and a three piece bathroom suite.

A perfect investment or first time purchase.

**A MUST SEE... CALL NOW TO AVOID DISAPPOINTMENT**

Ground rent. £10

Annual Service Charge £1132

Lease 125 years from 1989

Building insurance £138.

**Not Available**

### ENERGY PERFORMANCE RATING

«EpcGraph»

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

#### OPENING HOURS

Monday - Friday: 9.00am - 6.30pm

Saturday: 9.30am - 3.00pm

Sunday: closed

#### 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.

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#### DISCLAIMER

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.

