



A superb two bedroom apartment on the Boundary Estate.

Boundary Street, London, E2

Guide Price £600,000 Leasehold (Lease Expiry October 2113)



• **Two bedrooms • One bathroom • Reception room**

- Two double bedrooms • Excellent location for City access
- Dual aspect lounge/kitchen • Sash windows
- Immediate area closed to through traffic

Local Information

Abingdon House is located on Boundary Street, just yards away from the fashionable shopping destinations Redchurch Street and Boxpark, and several local landmarks including the famous Shoreditch House, Dishoom restaurant, the Boundary hotel and the open air cafe the Albion.

The City is within immediate walking distance and there are excellent transport links; Shoreditch High Street Station approximately 240 yards whilst Liverpool Street, Old Street and Hoxton Stations are all approximately 0.5 miles.

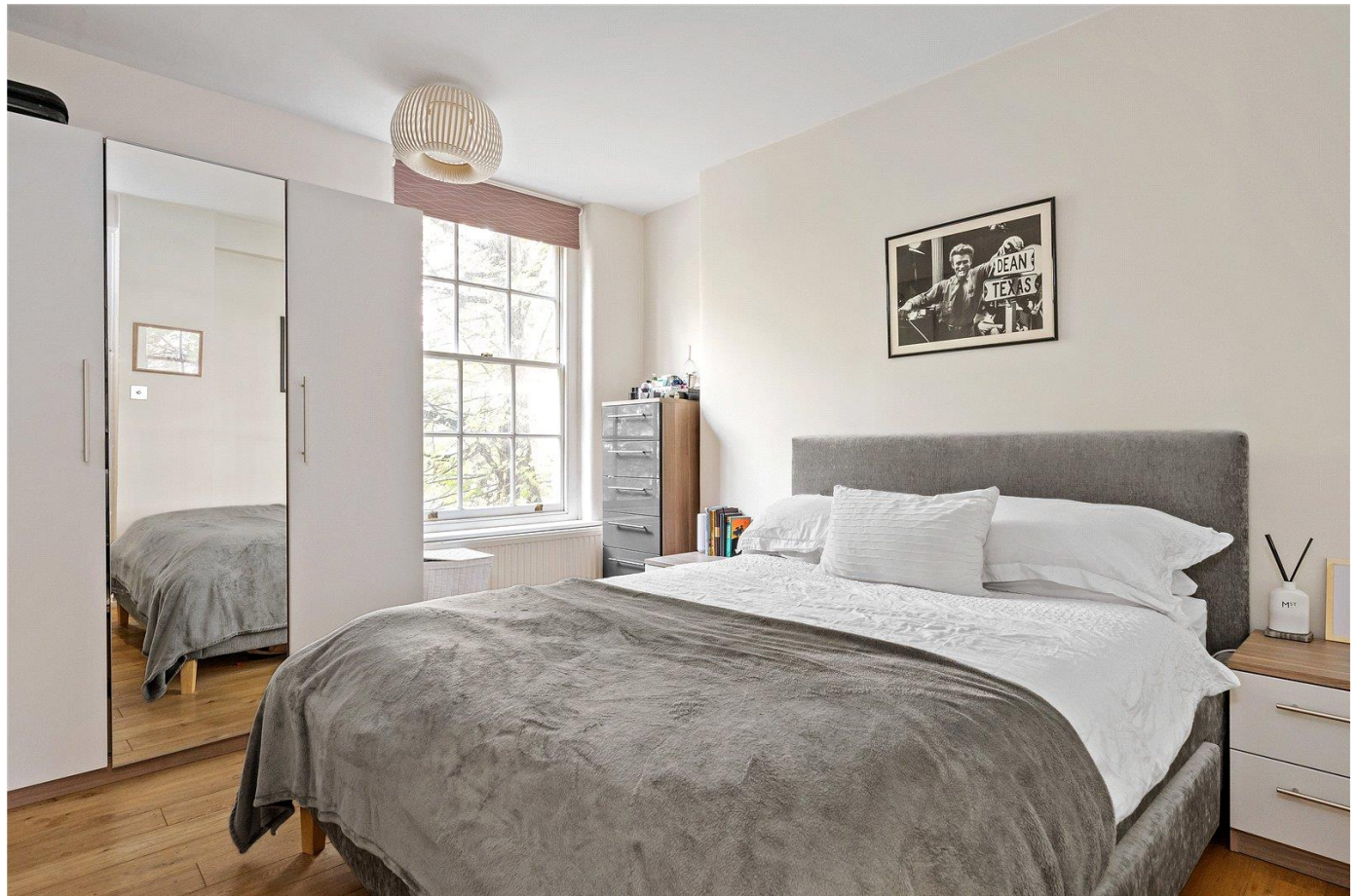
Source: Streetcheck.co.uk

About this property

A superb two bedroom apartment in the coveted Boundary Estate, widely recognised as some of the earliest and most desirable social housing in London.

The combination of Victorian architecture, bright, spacious rooms and a central location just outside the City of London have established this estate a popular residential location.

The apartment is on the second floor of the building with two bedrooms, one bathroom and a bright entertaining space in the form of an open plan lounge and kitchen.



Tenure - Leasehold (Lease Expiry October 2113)

Local Authority - Tower Hamlets

Council Tax - Band = C

Ground Rent - £10 per annum

Service Charge - £1,444.47 per annum

Energy Performance - EPC Rating = C

Viewing - All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.



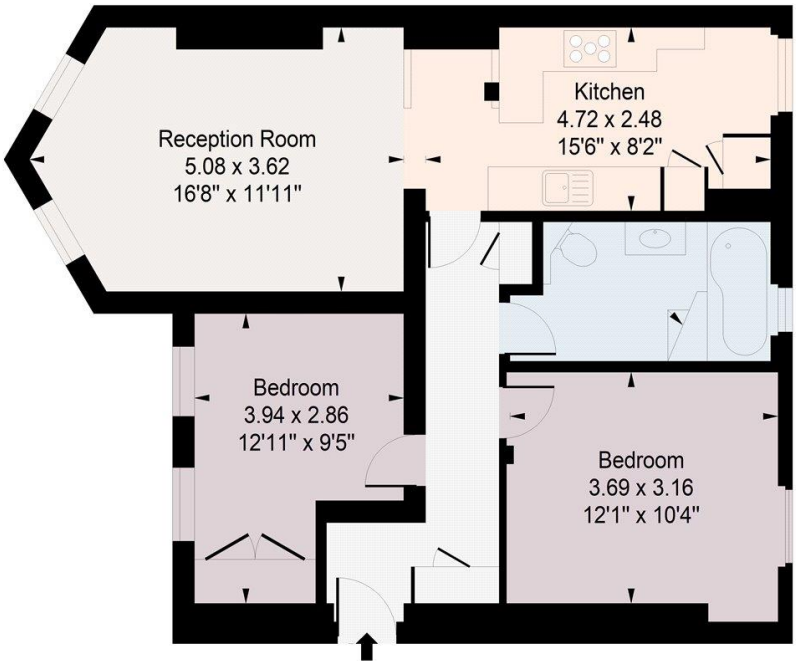


Boundary Street, London, E2
Gross Internal Area 742 sq ft, 68.9 m²

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Nick Verdi
Shoreditch
+44 (0) 207 578 6200
nick.verdi@savills.com

Abingdon House,
Boundary Street, E2
Approximate Gross Internal Area = 742 sq ft / 68.93 sqm



Second Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	81
England, Scotland & Wales	EU Directive 2002/91/EC 	

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