



# A split level City apartment with parking

**Horatio Street, London, E2**

£525,000 Leasehold





2 Bedrooms • 1 Bathroom • 1 Reception Room

Duplex two bedroom apartment • Secure parking space •  
Separate Lounge/Kitchen • Close to Columbia Road • Ample  
storage • Offered chain free • Leasehold expires 2997

#### About this property

A duplex two bedroom apartment on the top two floors of a purpose built development. The apartment has a separate lounge and kitchen, two well proportioned bedrooms both with French doors leading to balconies and ample storage on both levels.

The flat also has the use of a secure parking space located at the rear of the development.

#### Local Information

Horatio Street is a residential road which runs approximately north/south from Queensbridge Road down to Columbia Road, home of the famous Sunday flower market.

Some of East London's most sought after attractions are in this area. London Fields, Broadway Market, Brick Lane, Columbia road and Regents canal are all within easy reach with the award winning Marksmen pub situated across the road. Bethnal Green Tube Station and Hoxton Station are close by and the flat benefits from the convenience of being able to walk into the City.

#### Tenure

Leasehold

#### Local Authority

Tower Hamlets • Band C

#### 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.








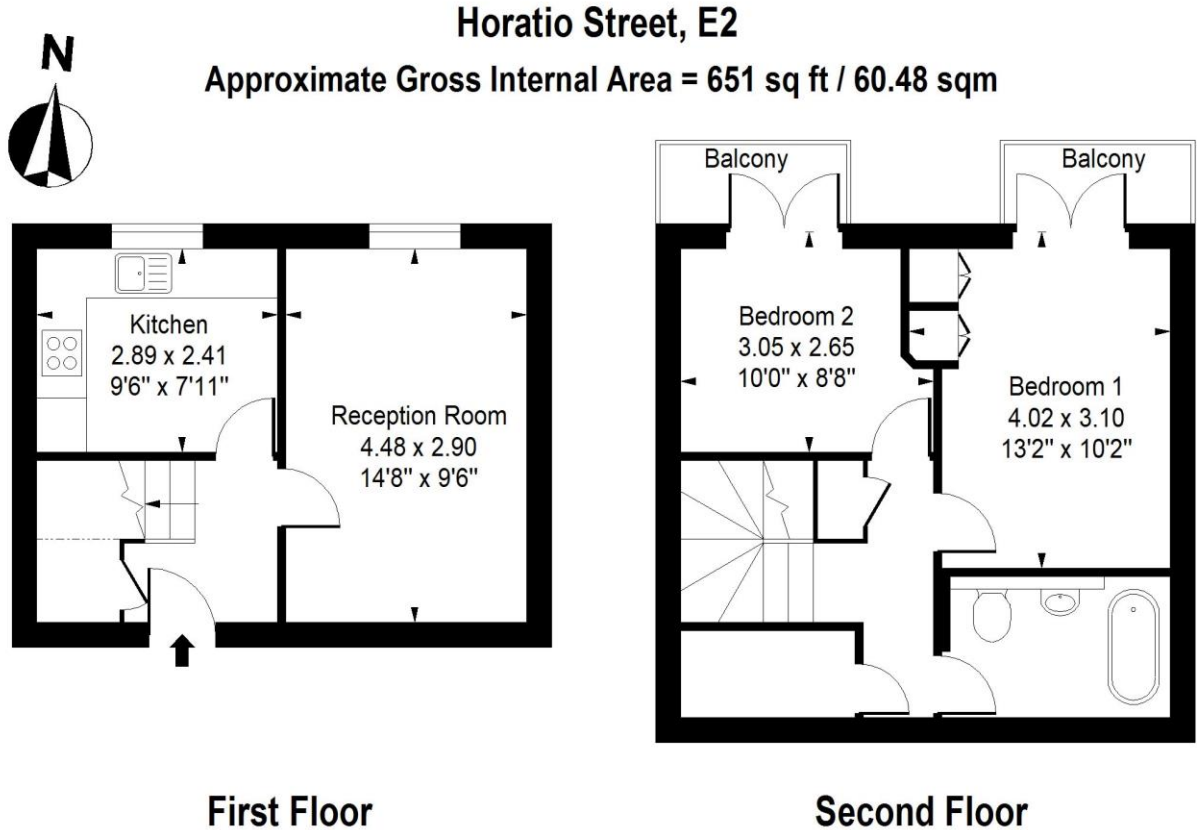
Horatio Street, London, E2  
Gross Internal Area 651 sq ft, 60.5 m<sup>2</sup>

onTheMarket.com

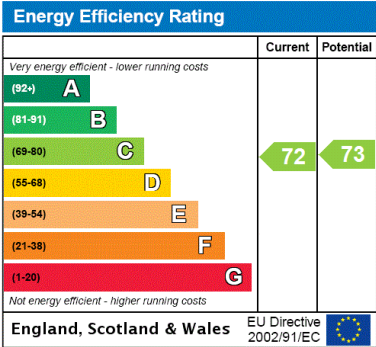
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Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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