



A delightful rare to the market three bedroom home situated on renowned and historic Columbia Road.

Columbia Road, London, E2

£1,100,000 Freehold



Three bedrooms • One bathroom • Reception room

Three bedrooms • Wooden floors • Fireplace • Sash windows •
Exposed brick wall • Conservatory

Local Information

Columbia Road is famous for its bustling flower market, the many charming shops, cafes and pubs and is within a short walk of Shoreditch High Street and as such, offers splendid access to the City and West End. Its village type feel and close vicinity to the City make this area one of the most sought after areas in East London.

Hoxton Overground is approximately 700 yards and Bethnal Green Tube station is 0.5 miles. Columbia Road Primary school is approximately 230 yards (Source: streetcheck.co.uk.)

About this property

This charming house has been meticulously refurbished by the current owners and enjoys period features such as wooden floors, sash windows and fireplaces, as well as benefitting from a wealth of natural light. To the front of the house is a large double reception room with a tastefully designed modern kitchen and breakfast room located to the rear. There is also a bright conservatory with an original floor to ceiling exposed brick wall and doors opening out to a beautiful courtyard garden.

Upstairs are three double bedrooms and a large family bathroom with a shower and a free standing bath. The house also benefits from a substantial loft space and generous well designed built in storage throughout.

Tenure

Freehold

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = D

Viewing

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



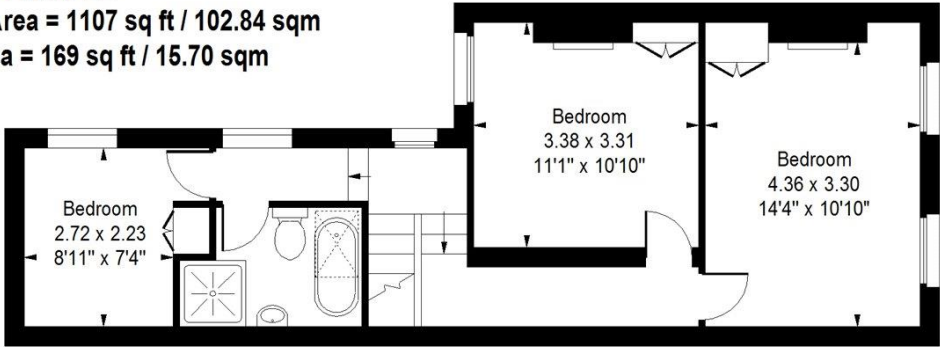


Columbia Road, London, E2
Gross Internal Area 1107 sq ft, 102.8 m²

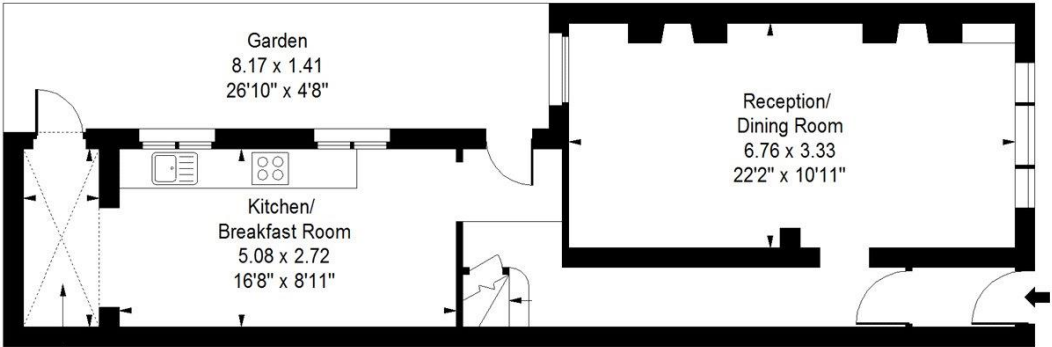
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Columbia Road E2
Approximate Gross Internal Area = 1107 sq ft / 102.84 sqm
Approximate Garden Area = 169 sq ft / 15.70 sqm




First Floor



Conservatory
2.75 x 1.22
9' x 4'

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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Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	57	85
(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, Scotland & Wales		EU Directive 2002/91/EC 

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