

# Easthaus



— Guide Price £475,000



— First Floor, Upper Floor Maisonette



— 2 Bedrooms



— 1 Bathroom



— Circa 782 sqft

## Mansford Street, Bethnal Green, E2

Set within easy reach of Columbia Road, Haggerston Park and Broadway Market, this generously proportioned home spans almost 800sqft over two floors, and is offered on an extended lease of circa 173 years. The maisonette benefits from green views and is set on a residential road.



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This well-appointed split-level maisonette comprises of a bright reception room which opens on to a dining area with access to a private south -east facing balcony, and a separate fully fitted kitchen with wood countertops; two generously sized double bedrooms, one with a dual aspect, allowing for the space to be divided into two separate areas, and is currently being used as a child's bedroom and a home office. There is also a family bathroom and a separate WC. The property has the added convenience of extra storage located in the hallway and within the second bedroom.

## Area

Located on the borders of Bethnal Green and Hackney, this home is ideally located for all the coffee shops, acclaimed restaurants, bars and independent retailers of the surrounding area. Easthaus favourite Ozone on Emma Street is an amazing breakfast spot and is just around the corner; The Common on Old Bethnal Green Road serves delicious coffee and cakes, and The Marksman on Hackney Road cooks up a superb Sunday lunch and is just a short walk away.

The property is within easy reach of Broadway Market, Regents Canal, Columbia Road, Haggerston Park and Hackney City Farm, as well as Victoria Park and London Fields.

The property is circa 0.4 miles from Bethnal Green (central line), and Cambridge Heath (overground) is approximately 0.2 miles away.

## Details

Tenure: Leasehold circa 173 years remaining

Service Charges: Estimated £1,673 pa

Ground Rent: Circa £10pa

Council Tax: Tower Hamlets Band B

EPC Rating: C

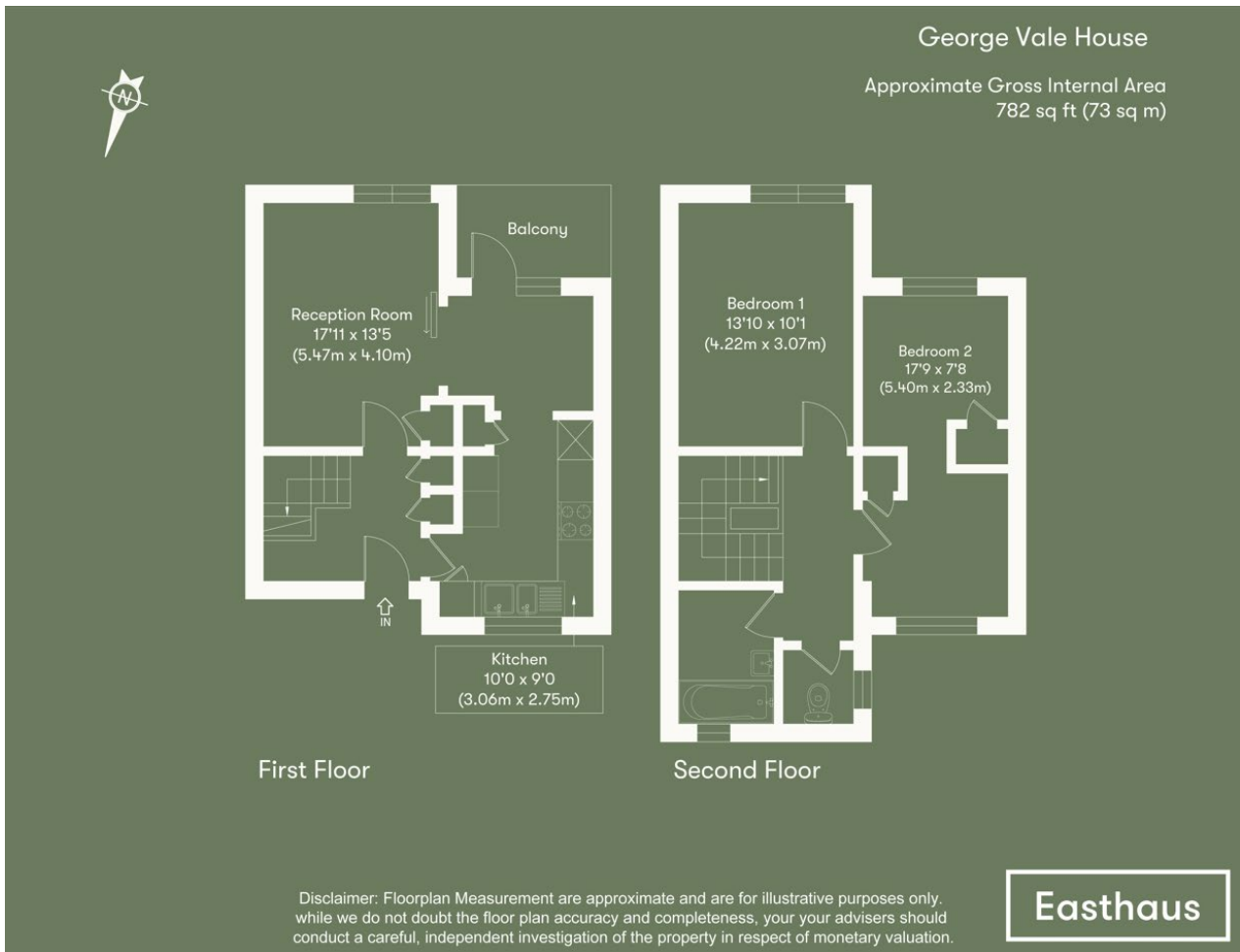




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