



Stephen Court, 5 Diss Street, Shoreditch, E2 7QX

£520,000

A 1 bedroom apartment for sale located in the heart of Shoreditch E2, minutes from Shoreditch Station, Columbia Road and Brick Lane.

The apartment has been finished to a high standard throughout, comprising open plan living room with luxury fitted kitchen, access to terrace, fitted bedroom and luxury bathroom suite, solid wood flooring and situated within a secure gated development.

Short walk to Shoreditch station, Liverpool Street station and Old Street.

Residents roof garden.

Service charge £3836 per annum
Ground rent £350 per annum
Lease: 242 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 1 bedroom apartment
- Terrace
- Heart of Shoreditch E2
- Residents roof garden
- Walk into the City
- High specification

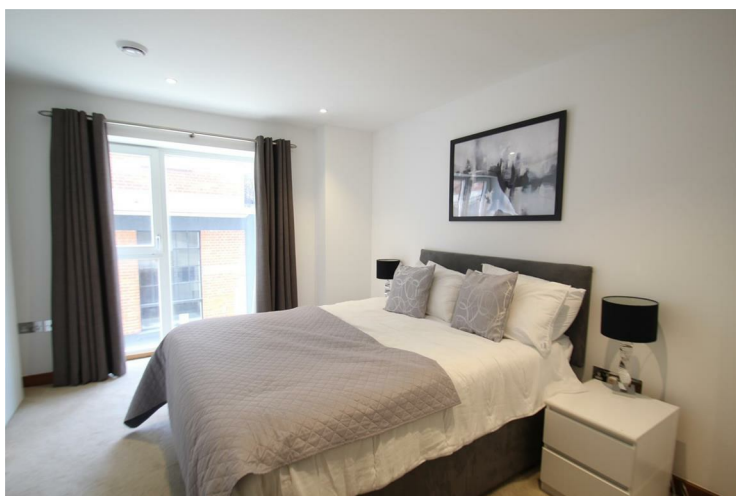
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STEPHENS COURT



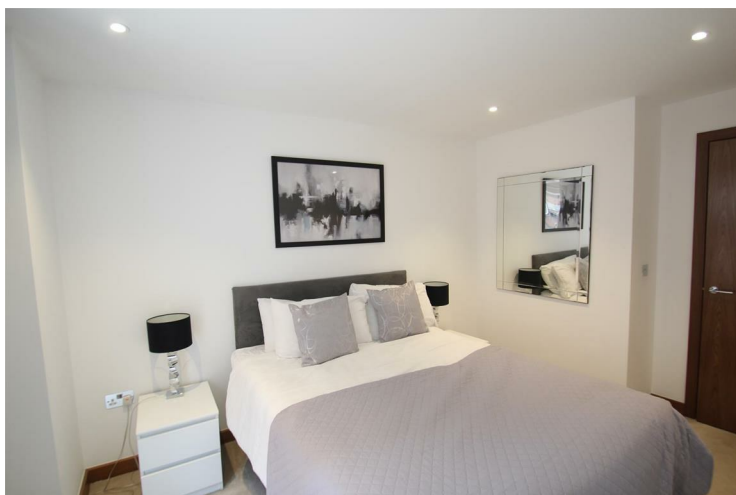
RECEPTION ROOM



BEDROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

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BATHROOM



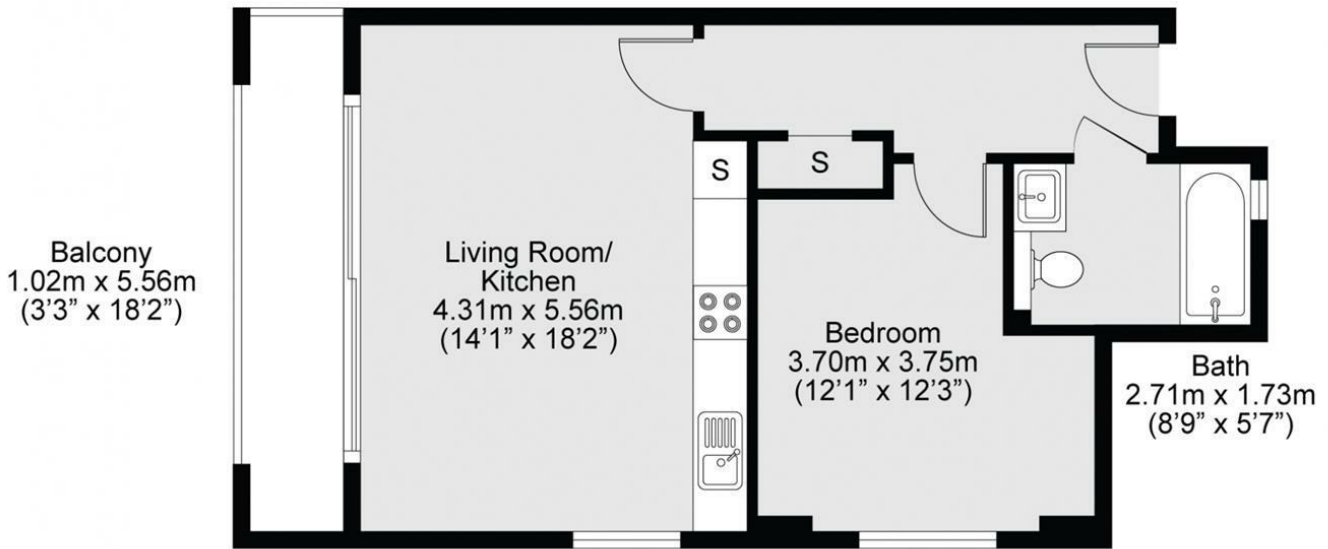
KITCHEN



BATHROOM



TERRACE



GROSS INTERNAL AREA(GIA)
The footprint of the property
49.0sqm / 527.4sqft

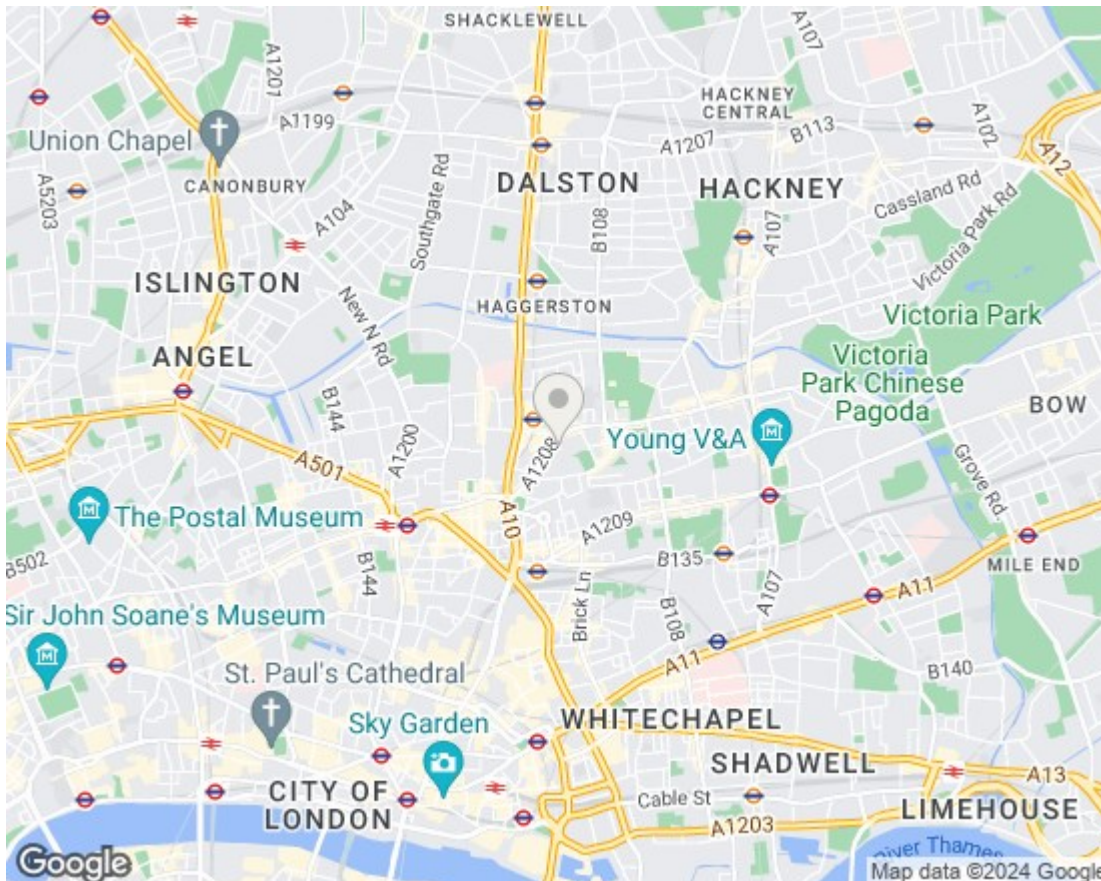
TOTAL STORAGE SPACE
Storage and wardrobe total area
1.3sqm / 13.9sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Verandah etc.
5.6 sqm / 60.3sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.