



Bateman's Row, Shoreditch, EC2A

Asking Price: £765,000

Benham
& Reeves

Bateman's Row, Shoreditch, EC2A

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

An immaculate two bedroom apartment which offers an ideal blend of city living and modern comfort. Spanning an impressive 960 sq. ft., this sleek property features a bright and spacious living/dining room with a Juliet balcony and oak flooring. There is a brand new three piece bathroom suite and a separated fully fitted kitchen with integrated appliances. Both bedrooms are generously sized, with fitted wardrobes to the principal and there is storage cupboard in the hallway.

Situated in the heart of Shoreditch, Zone 1, Bateman's Row is moments from vibrant shops, restaurants, and nightlife, with excellent transport links via Shoreditch High Street Overground (0.3 miles) and Old Street Station (0.4 miles, Northern Line). You are also within walking distance to the City, Liverpool Street station and Spitalfields Market.





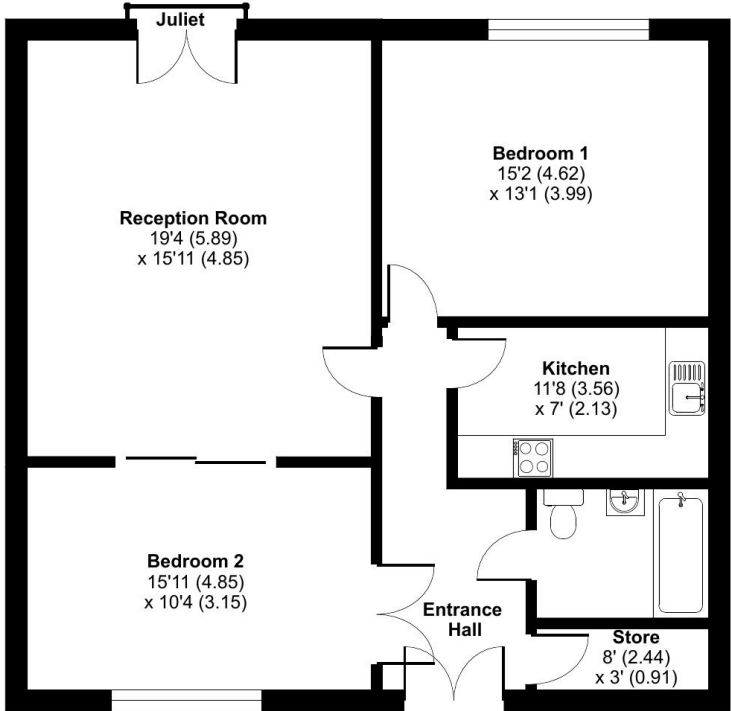
Property Features:

- Two Bedrooms
- 960 Square Feet (Approx.)
- Juliet Balcony
- Second Floor
- Secure Development
- Zone 1
- Excellent Transport Links



Bateman's Row, London, EC2A

Approximate Area = 960 sq ft / 89.1 sq m
 For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £765,000

Tenure: Leasehold
Expires 24/03/2125
Approximately 100 Years Remaining

Ground Rent: £200 (per annum)

Service Charge: £5,600 (per annum)

Anticipated Rent: £2,400.00 pcm
Approx. 3.8% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240361

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

