



PEABODY

Property details

Nichols Court, 10 Cremer Street, London E2 8HR

| | |
|-----------------------|---|
| Price: | 100% market value at £330,000 55% share for sale at £181,500 |
| Service charge: | £1111.56 pcm |
| Rent: | £0.00 pcm |
| Number of beds/floor: | 2 bedroom first floor flat |
| Tenure: | 125 years from 2000 (leasehold) |




Peabody are delighted to present this 2 bedroom first floor apartment with no rent to pay on the unsold share, located in a popular residential area and close to a wide array of shops, bars and restaurants.

Built in 2000, this property is well laid out and in good decorative order. It also benefits from an open plan design with a balcony off the living room.

The property is within easy walking distance of the City boundary and is well served by bus with links to the West End and City from the Hackney and Kingsland roads.

Nearest stations:

 (0.3 miles)

Shoreditch

 (0.7 miles)

Old Street

Contact the Sales & Marketing Team to arrange a viewing on:

T: 020 7021 4496

E: sales@peabody.org.uk



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TYPE B

Plots 38 to 69

Living/Dining Room

4.5 x 3.5m (14'9" x 11'10")

Kitchen

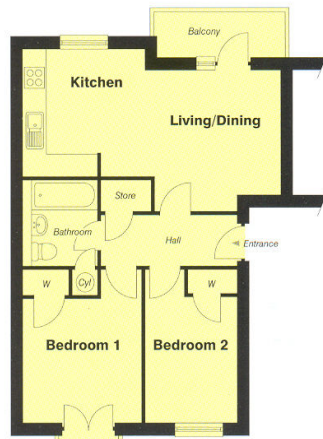
2.5 x 3.2m (8'2" x 10'5")

Bedroom 1

3.8 x 3.2m (12'5" x 10'5")

Bedroom 2

3.8 x 2.5m (12'5" x 8'2")

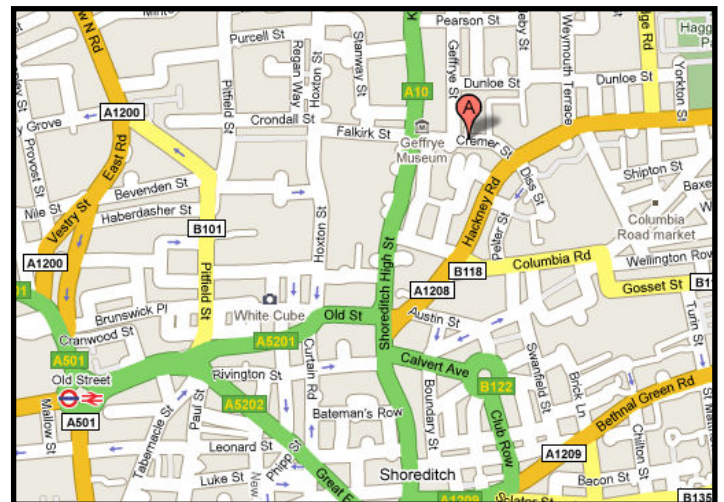


TYPICAL FLOOR PLAN



Specification

- The property comprises of built in kitchen with hob, oven, fridge/freezer & washing machine
- Wood flooring to hallway
- Vinyl floor in kitchen and bathroom
- Open Plan Kitchen/Dining Area
- Storage in hallway
- Private balcony
- Communal Gardens



In accordance with the Property Misdescriptions Act (1991) the following particulars have been prepared in good faith and 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, floor plans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.