



ESTATEOLOGY

Sheppard House, Warner Place, London, E2

Guide Price: £450,000 - £500,000 L/H

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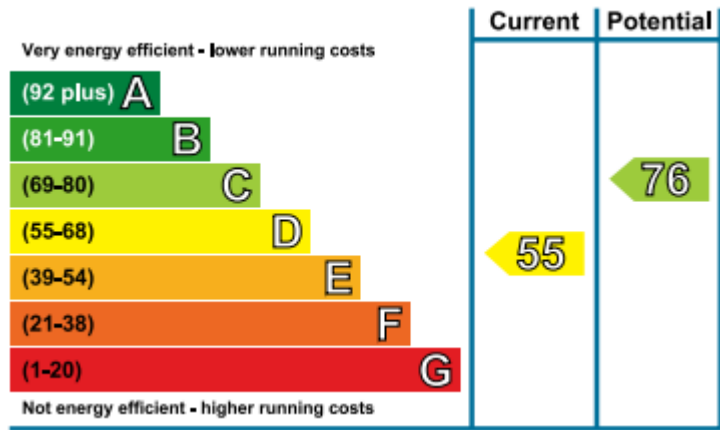




Key features

Two bedroom flat available near the trendy Columbia road and Shoreditch triangle. It features a fitted kitchen, with a reception room. Fully double glazed, with wood laminate flooring. Situated in front of the famous St Peter's church as well as being near Columbia Road itself, Call us now to book a viewing.

- Two Bedrooms
- Reception with Dining Area
- Balcony
- Excellent Transport Links
- Close to local amenities
- Direct Views of St Peter's Church
- Close to Columbia Road and the Shoreditch triangle



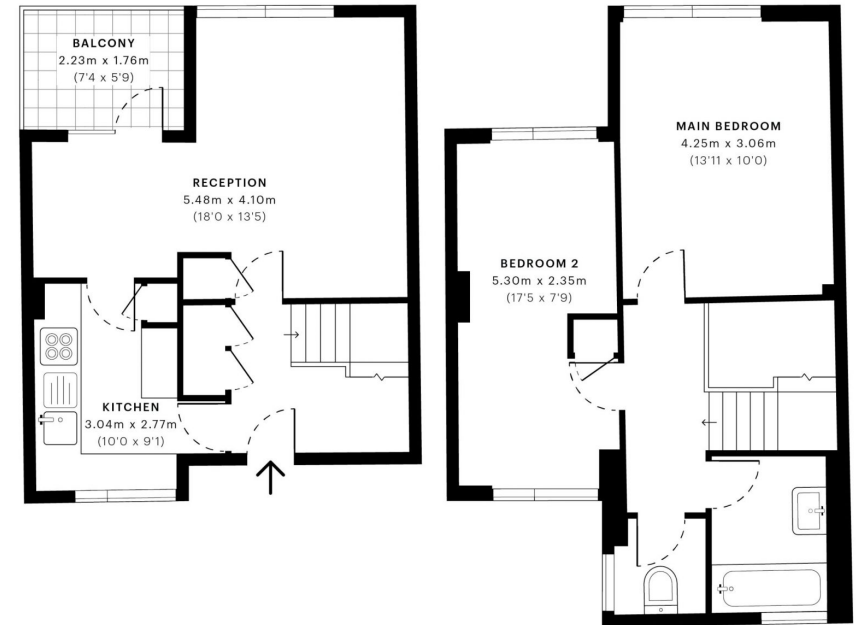
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CAPTURE DATE 28/08/2020 LASER SCAN POINTS 34,666,031

GROSS INTERNAL AREA

71.73 sqm / 772.10 sqft



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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. The copyright of all details, photographs and floorplans remain exclusive to Estateology.

GROSS INTERNAL AREA (GIA)
The footprint of the property
71.73 sqm / 772.10 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
64.31 sqm / 692.23 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.81 sqm / 41.01 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 72.44 sqm / 779.74 sqft
IPMS 3C RESIDENTIAL 69.27 sqm / 745.62 sqft

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