



## Basin Mill Apartments Laburnum Street, E2 8FP

Asking Price: £550,000 Leasehold

**2 Bedrooms | 1 Reception Room | 1 Bathroom**

A two double bedroom apartment located within a secure modern development that benefits from a private balcony. This property has an open plan kitchen and living space with dedicated area to dine and a separate utility room.

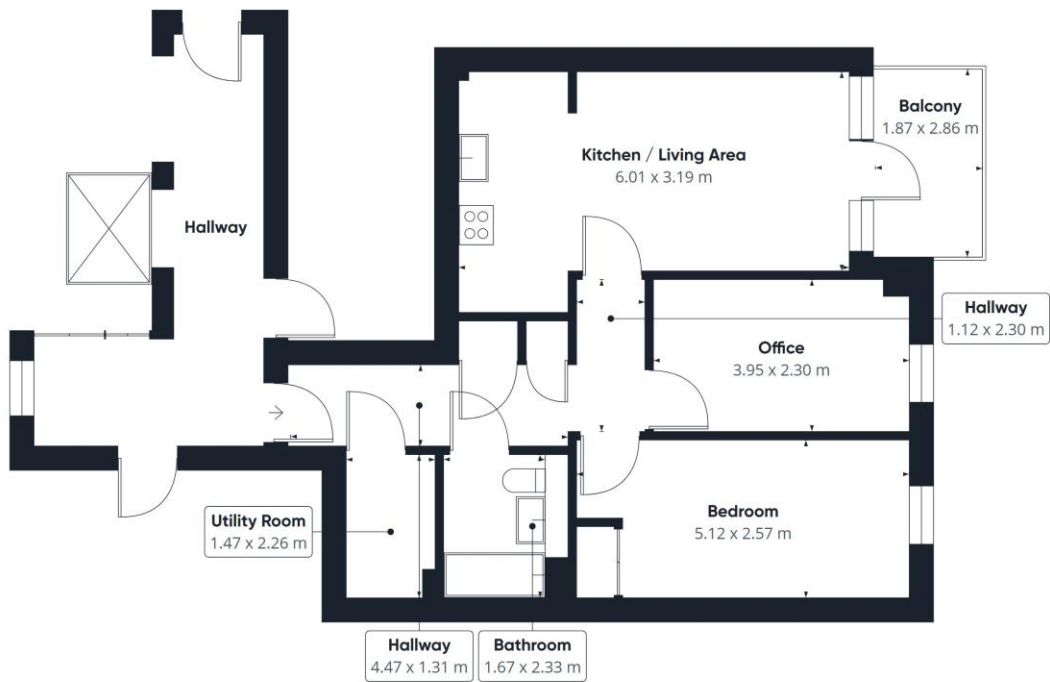
- Leasehold 115 years
- Flat/Apartment
- Balcony
- Modern
- 60.0 Approx Sq Metres
- Service charge £2,466 pa
- Ground rent £100 pa
- Council Tax Band D - Hackney



## Basin Mill Apartments, Laburnum Street, E2 8FP

This apartment has lift access and is located under a quarter of a mile from Haggerston Park. The popular restaurants and Cafes of Broadway market are just over half a mile away with Hoxton Overground a similar distance.





Approximate total area<sup>(1)</sup>  
60.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

