



Laburnum Street, London, E2

BUTLER & STAG



60% Shared Ownership
A stunning two-bedroom first-floor apartment with a huge private terrace, perfect for entertaining, situated within a secure gated development.



Leasehold

- Two Bedrooms
- Situated Next Door To Regents Canal
- Close To Haggerston & Hoxton
- Secure Gated Development
- Chain Free
- Private Terrace
- Close To Amenities
- Open Plan Kitchen Living Space
- EWS1 Compliant

This spacious apartment set on the first floor has a bright open-plan living, dining and kitchen area which opens onto a huge private terrace, perfect for entertaining.

There is Granorte cork flooring throughout, two double bedrooms and a beautifully tiled bathroom with underfloor heating. Ample storage space, plus a secure bike locker at ground level.

Ermine Mews forms part of a gated development set on the Regents Canal, with a vibrant local mix of studios, cafes, bars and restaurants. Kingsland Road leads up to Dalston and south towards Hoxton, Shoreditch and the City. Walk west along the canal to Islington, east to Broadway Market and London Fields.

Ermine Mews is between Hoxton and Haggerston Overground stations, linking easily to the DLR and Elizabeth and District lines, with frequent buses on Kingsland Road itself.

Lease Length - 109
Monthly Rent and Service Charge - £447
Annual Ground Rent - £100
Annual Service Charge - £1485
Council Tax Band - C





Ermine Mews

Approx. Gross Internal Area 67.6 Sq M (727.4 Sq Ft)

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property 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 and should not be relied upon.

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