



## Patriot Square, E2

### £525,000

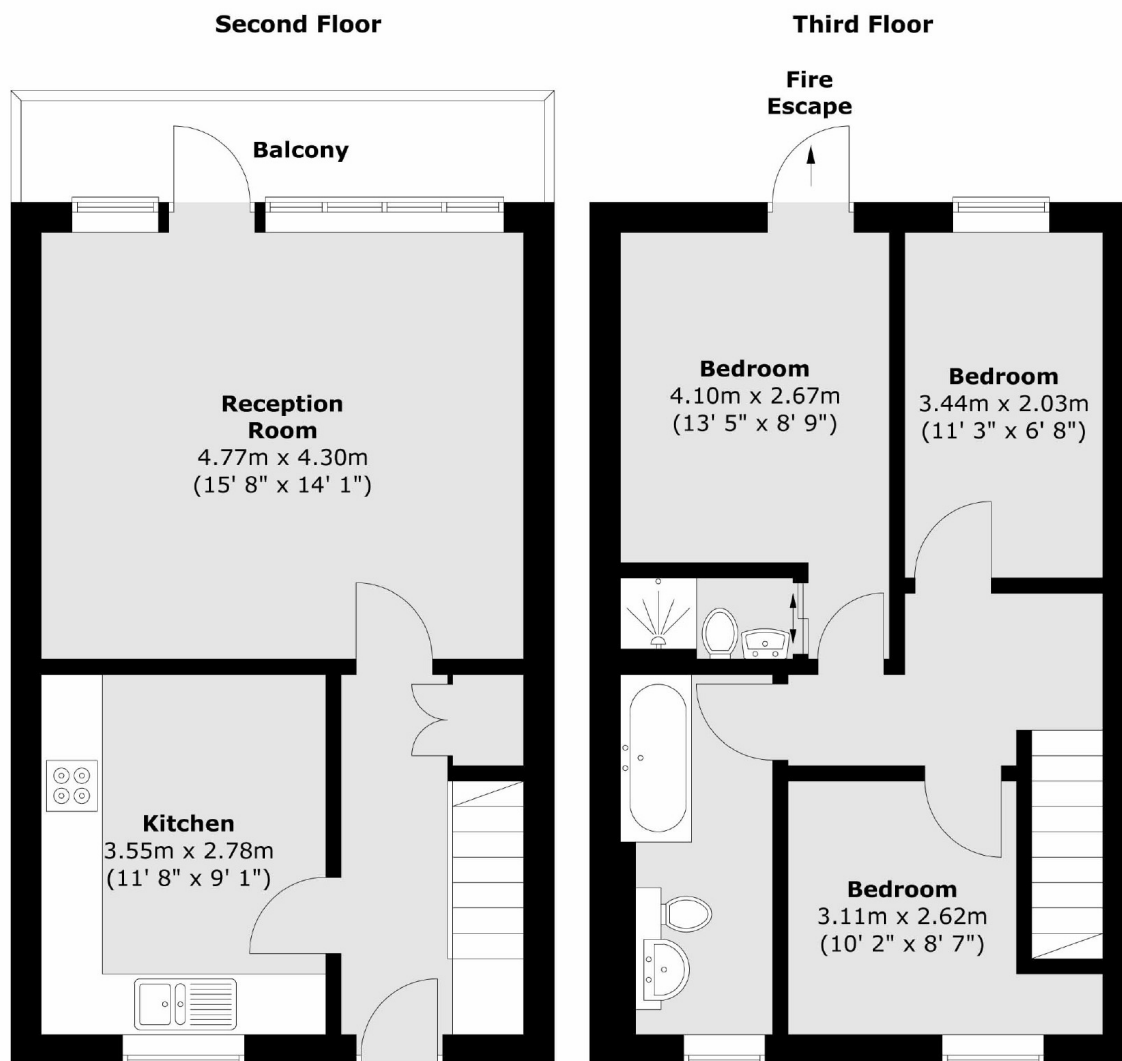
A three double bedroom, split-level apartment with a south-facing reception and private balcony in a sought after location. The entrance level consists of the large living area, with ample space to dine, which leads out to the property's private balcony with tree lined aspect, as well as the spacious modern kitchen with fully integrated appliances. The first floor offers three double bedrooms, one of which has access to a Juliette balcony, and the properties two modern fitted bathrooms. The apartment provides a wealth of natural light throughout as it occupies both sides of the building.

Patriot Square is a sought after location due to its access to a wide range of amenities such as local the bars, restaurants, cafés and shopping venues found in the nearby Bethnal Green, Shoreditch and London Fields. The location also provides access to convenient transport links via Bethnal Green underground station along with many popular bus routes giving smooth access to all corners of the City and beyond. The famous Victoria Park is also just moments away.

### Features

- Three Bedrooms
- Two Bathrooms
- Private Balcony
- Modern Fittings
- Chain Free
- Sought After Location

# Patriot Square, London, E2



Total area (approx.) : 72.9 sq. m (785 sq. ft)  
Total balcony area (approx.) : 5.1 sq. m (55 sq. ft)