



ALBION YARD, WHITECHAPEL ROAD, LONDON, E1
£625,000 - £650,000 LEASEHOLD

A RECENTLY RENOVATED 2-BEDROOM PROPERTY SITUATED WITHIN A GRADE II LISTED BREWERY CONVERSION

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DESCRIPTION:

A recently renovated, and chain-free, period property situated within a Grade II Listed converted Brewery in the heart of Whitechapel.

Located on the first floor, this south-facing apartment is luxurious and flooded with natural light. This property has undergone a full renovation while keeping the original features such as the panelling, cornices and the 3.7m high ceilings. It has been updated to 'new build' standards with a new open plan kitchen, integrated appliances, stone countertop and backsplash, underfloor heating in all the rooms that can be controlled remotely with your phone, dimmable lights, engineering timber floor, cleverly designed timeless bathroom, and a new video intercom that can also be controlled remotely.

The spacious master bedroom has a bespoke contemporary panelling and access to a walk-in wardrobe. The second bedroom currently used as an office/guest bedroom features a murphy bed which gives the space versatility. The apartment has been tastefully decorated to also provide lots of storage space. The bathroom features bespoke shelving with a sliding mirror.

The development also boasts an impressive communal roof terrace with views of the London City and the Canary Wharf skyline.

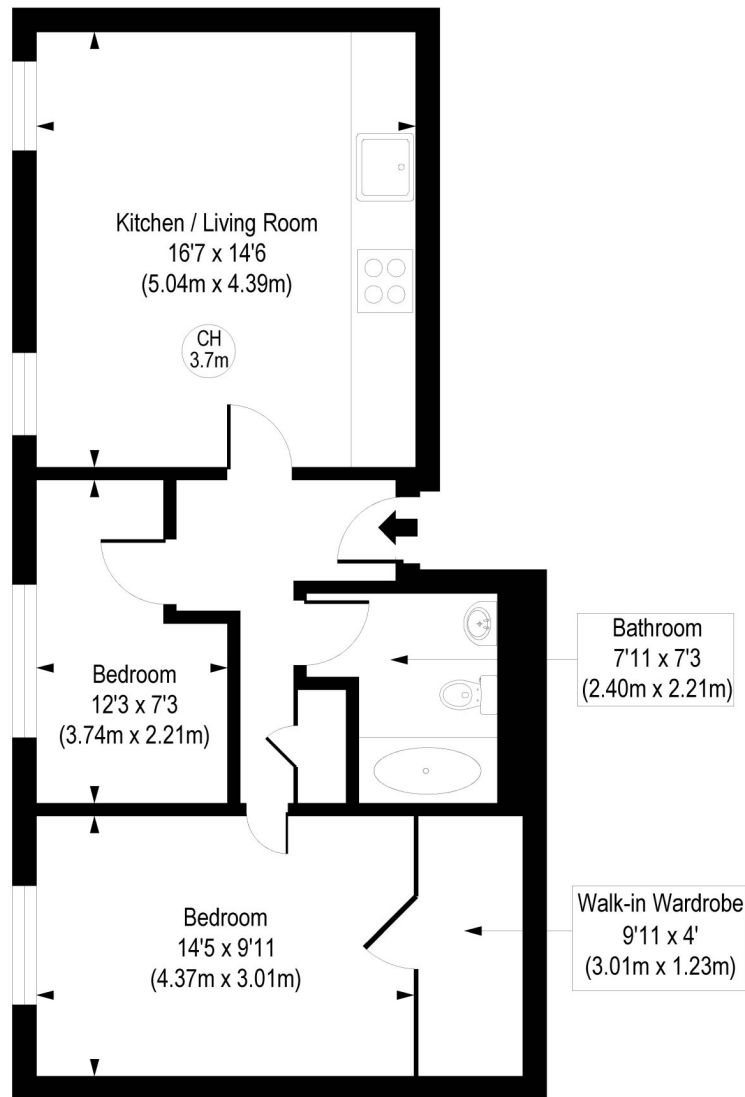
The property is in an enviable location being a stone's throw from Whitechapel Station (Elisabeth line, Crossrail, Overground, District, Hammersmith & City lines). You are also within a short distance of Bethnal Green (Central line and Overground), Aldgate and Aldgate East underground stations and Shadwell DLR, providing unrivalled access across the City and beyond. In addition, you have a vast range of local amenities on your doorstep including Brick Lane, Spitalfields and Whitechapel markets with an abundance of shops, cafes, pubs and restaurants, as well as a Sainsbury's Superstore.

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Albion Yard, Whitechapel Road, E1
 Approx. Gross Internal Floor Area 634 sq. ft / 58.91 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
62	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

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