





EAGLE WORKS WEST, QUAKER STREET, LONDON, E1

£350,000 LEASEHOLD

MODERN 1-BEDROOM FLAT IN EAGLE WORKS WEST, SPITALFIELDS – 526 SQ FT WITH JULIET BALCONY

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DESCRIPTION:

Located on the ground floor of the popular Eagle Works West development in the heart of Spitalfields, sandwiched between Commercial Street and Brick Lane, this beautifully finished 1-bedroom flat offers 526sqft of stylish living space in one of East London's most dynamic neighbourhoods.

The property features a contemporary open-plan kitchen and living area with integrated appliances and a sleek modern finish throughout. A Juliet balcony allows plenty of natural light into the living space, creating a bright and welcoming atmosphere.

The double bedroom is generously sized with built-in storage, and the bathroom is finished to a high standard with quality fittings.

Set within a secure gated development, the development is within walking distance of Spitalfields Market, Brick Lane, Shoreditch, and excellent transport links including Liverpool Street (0.5 miles) and Shoreditch High Street station (0.2 miles), this flat offers an ideal opportunity for professionals or investors seeking a well-located, modern home in East London.

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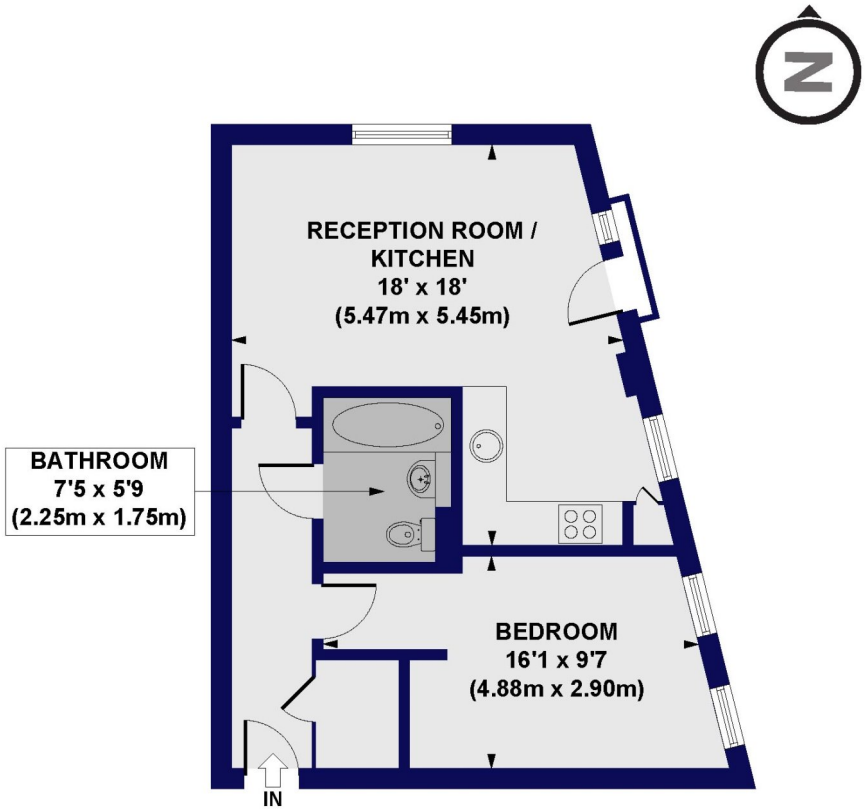




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Eagle Works West, Quaker Street, E1

Approx. Gross Internal Floor Area 526 sq. ft / 48.84 sq. m

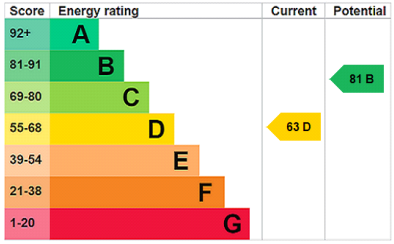


GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.



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Tenure: Leasehold

Term: 102 year and 7 months (Subject to change)

Service Charge: £1805 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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