





SIRUS HOUSE, HEMMING STREET, LONDON, E1

£400,000 LEASEHOLD

HIGH-SPECIFICATION STUDIO WITH PRIVATE BALCONY IN THE HEART OF EAST LONDON

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

Situated on the second floor of Sirus House, within the highly regarded White & Green development, built by Higgins in 2020, this beautifully presented studio apartment offers stylish contemporary living in a desirable East London location.

Extending to approximately 450 sq. ft., the property has been thoughtfully designed to maximise both space and natural light. Floor-to-ceiling, east-facing windows flood the apartment with morning sunlight while offering attractive views across the City skyline.

The generously proportioned open-plan living and sleeping area provides ample space to create distinct living and bedroom zones, with direct access to a spacious private balcony. The modern fitted kitchen is neatly positioned to the rear, complementing the apartment's well-considered layout.

Further benefits include underfloor heating, integrated storage, a contemporary bathroom and a generous utility cupboard, making this an ideal home for first-time buyers or investors seeking a well-appointed property in a popular development.

The property is in an ideal location with an array of local amenities on Bethnal Green Road as well the boutique shops, cafes, bars and restaurants on Brick Lane, Spitalfields Market, Redchurch Street, Shoreditch High Street, Columbia Road, and Broadway Market. You have fantastic transport links with the new Elizabeth line only being 0.5 miles away at Whitechapel Station, offering easy access to Bond Street, Tottenham Court Road, Canary Wharf and Heathrow Airport. Also close by are Bethnal Green and Shoreditch High Street overground stations, as well as Bethnal Green, Liverpool Street, Aldgate and Aldgate East underground stations.

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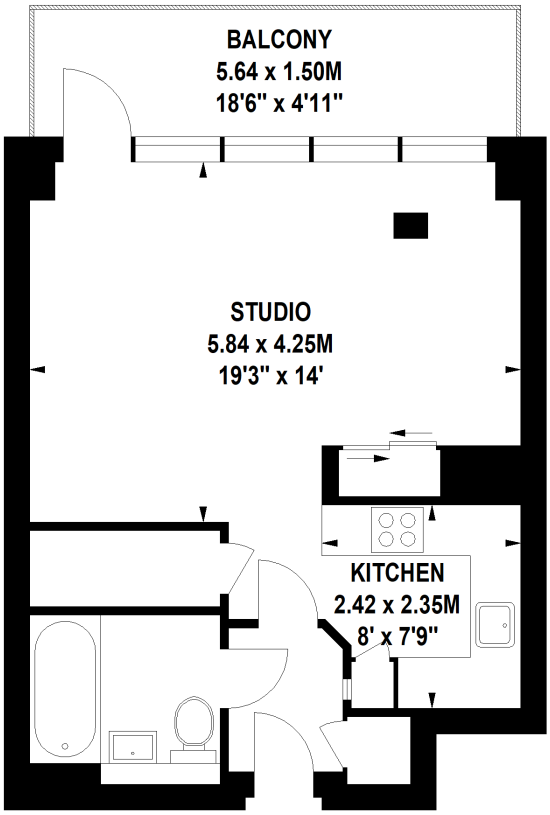




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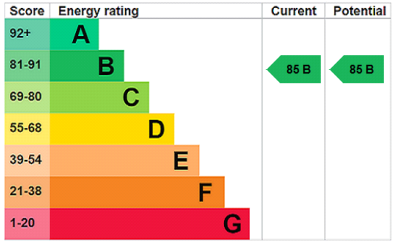
Approximate Gross Internal Area 41 sq.m / 441 sq. ft



Second Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594
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Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

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.



https://www.winkworth.co.uk/sale/property/SHO260259

Tenure: Leasehold

Term: 992 year and 0 months (Subject to change)

Service Charge: £2562.16 per annum (approx.)

Ground Rent: £ 200 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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