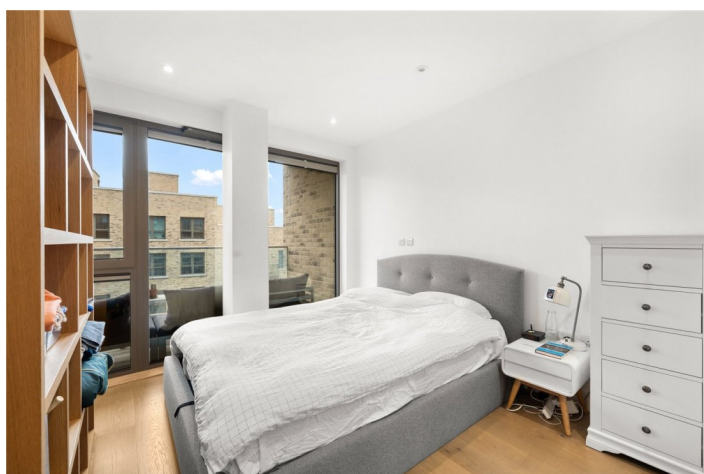




SIRUS HOUSE, 11 HEMMING STREET, LONDON, E1
£415,000 LEASEHOLD

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

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DESCRIPTION:

Situated on the fourth floor of Sirius House, part of the sought-after White & Green development built by Higgins in 2020, this beautifully presented studio apartment offers stylish, contemporary living in an exceptional East London location.

Extending to approximately 441 sqft, the apartment has been immaculately finished throughout, featuring a high-specification, well-appointed kitchen and a sleek, high-end bathroom. The thoughtfully designed interior makes excellent use of the available space, while a number of bespoke upgrades set this apartment apart from others within the development.

A particular highlight is the bespoke air conditioning system, providing welcome comfort during the warmer months. Complementing this is a set of custom-made, integrated blackout blinds, specially designed and fitted within the window frames to create a seamless, sophisticated finish while offering excellent light control and privacy. These carefully considered additions enhance both the comfort and quality of the apartment.

The east-facing balcony provides an inviting spot to enjoy the morning sunshine, while residents also benefit from access to a large, well-maintained communal roof terrace with far-reaching views across the City skyline and Canary Wharf — an impressive space to relax and take in the surrounding cityscape.

The location is a further standout feature, placing some of London's most vibrant neighbourhoods within easy walking distance. The City is close at hand for a convenient commute, while Brick Lane, the Shoreditch Triangle and Spitalfields offer an outstanding choice of independent cafés, restaurants, bars, boutiques and weekend markets. From the area's renowned food scene to its creative quarter and cultural attractions, there is always something to discover nearby.

Transport connections are equally convenient, with Bethnal Green Overground station and Whitechapel station, served by the Elizabeth line, both close by. Whitechapel's Elizabeth line connection provides fast access across London, including the City, Canary Wharf and the West End, as well as direct connections to Heathrow Airport.

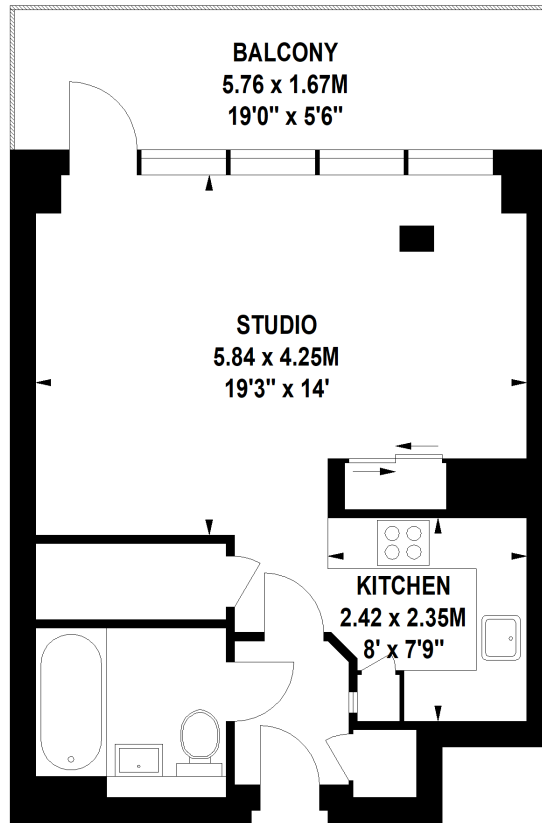
Combining immaculate presentation, high-end finishes, valuable bespoke upgrades, a private east-facing balcony and an impressive communal roof terrace, this is a superb opportunity to acquire a distinctive studio apartment in one of East London's most vibrant and well-connected locations. Ideal as a first-time purchase, an elegant city base or an investment opportunity.



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Sirus House, Hemming Street, E1

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



Fourth Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO260221>

Tenure: Leasehold

Term: 993 year and 0 months (Subject to change)

Service Charge: £2,000 per annum (approx.)

Ground Rent: £ 100 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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