





FUSION COURT, SCLATER STREET, LONDON, E1

£475,000 LEASEHOLD

A STUNNING ONE BEDROOM ULTRA-MODERN APARTMENT IN THE HIGHLY DESIRABLE FUSION COURT

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

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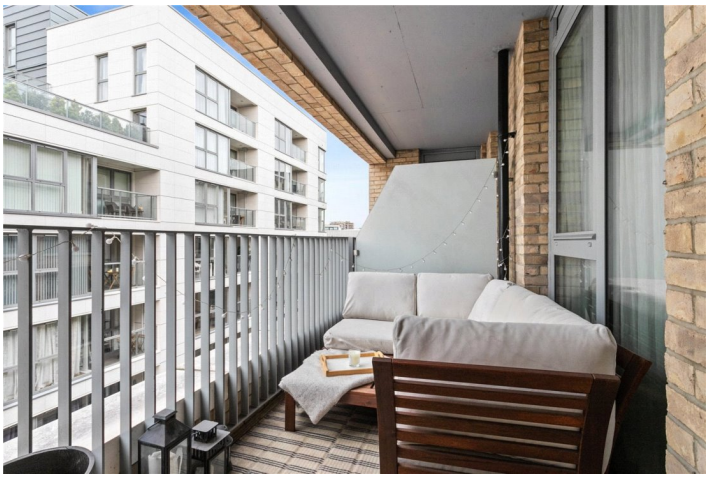
DESCRIPTION:

A superb one-bedroom apartment with a private balcony available on the fourth floor of this modern development. The property comprises a spacious entrance hall, large storage cupboard and a double bedroom. The property also benefits from a sizable family bathroom with white three-piece suite. Finally, the hallway leads to a wonderfully bright living room and a spacious dining area with open plan kitchen featuring built in appliances including fridge/freezer, dishwasher, electric hob/oven, microwave and beautiful worktops and private balcony with views of the City Skyline.

The development features a large communal landscaped roof garden and bicycle storage. Other features of the property include underfloor heating in the bathroom, video entry phone system, and luxurious finishing's throughout. Located just of Brick Lane this property is ideally placed with an array of boutique shops, cafes, pop ups, bars and restaurants on your doorstep. Bethnal Green Road, Commercial Street, Spitalfields Market and Columbia Road are also all within easy walking distance putting you right in the centre of everything Shoreditch. Shoreditch High Street station is moments away and Liverpool Street and Aldgate East are a short stroll away offering fantastic access across the City.

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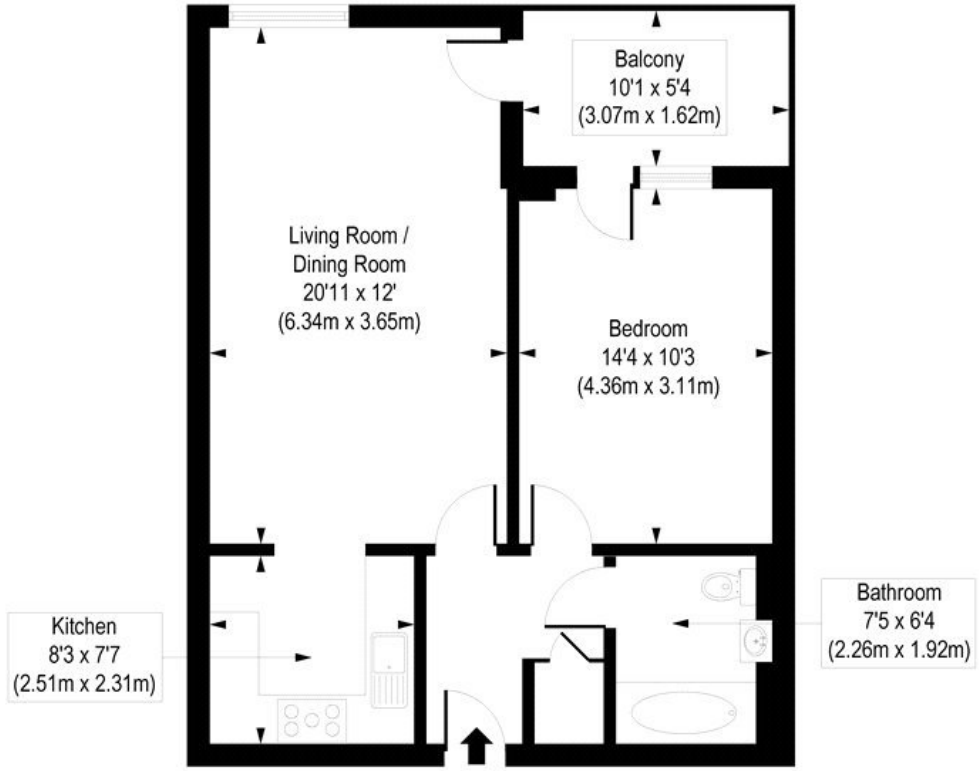




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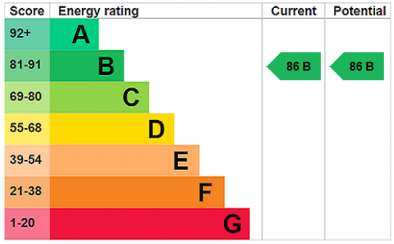
Approx. Gross Internal Floor Area 583 sq. ft / 54.19 sq. m



Fourth 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.



https://www.winkworth.co.uk/sale/property/SHO240328

Tenure: Leasehold

Term: 978 year and 9 months (Subject to change)

Service Charge: £2,480 per annum (approx.)

Ground Rent: £ 450 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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