





FOLGATE STREET, LONDON, E1

£570,000 LEASEHOLD

SPACIOUS 700 SQ FT TWO-BEDROOM TWO-BATHROOM APARTMENT MOMENTS FROM THE CITY

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

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DESCRIPTION:

Behind a quiet door on Folgate Street, a short climb up to the second floor brings you home.

The building dates back to the 1990s, and you can tell it has been loved. The porter nods as you pass, the corridors are spotless, and your allocated parking space waits patiently below, a small luxury in a part of London where almost nobody has one.

Inside, the apartment opens out across about 700 square feet of calm. Light fills the reception room, the kind of room that makes you want to stay in on a Sunday. Through a separate kitchen, fitted and ready, you can already picture the first coffee of the morning. There are two double bedrooms, each with room to breathe, and two bathrooms, so nobody ever has to wait their turn. The whole place is spotless, as though the previous owner had been expecting you.

Then you step outside, and Spitalfields takes over.

Within minutes you are among the stalls of Spitalfields Market, drifting toward the colour and noise of Brick Lane, or wandering into Shoreditch with no plan beyond finding the next good café. Independent restaurants, boutiques and galleries sit one after another along the streets, and there is always something new around the corner. The City of London begins right at your doorstep, so for anyone working in the financial district the commute is barely more than a stroll.

And when you want to go further, Liverpool Street Station is only a short walk away. The Elizabeth line carries you to Canary Wharf, the West End and Heathrow, while the Central, Circle, Hammersmith & City and Metropolitan lines, plus the Overground and National Rail, open up the rest of the capital.

Whether you are coming home to it every evening or letting it work for you as an investment, this is a flat that fits into London's busiest corner while keeping its own quiet.

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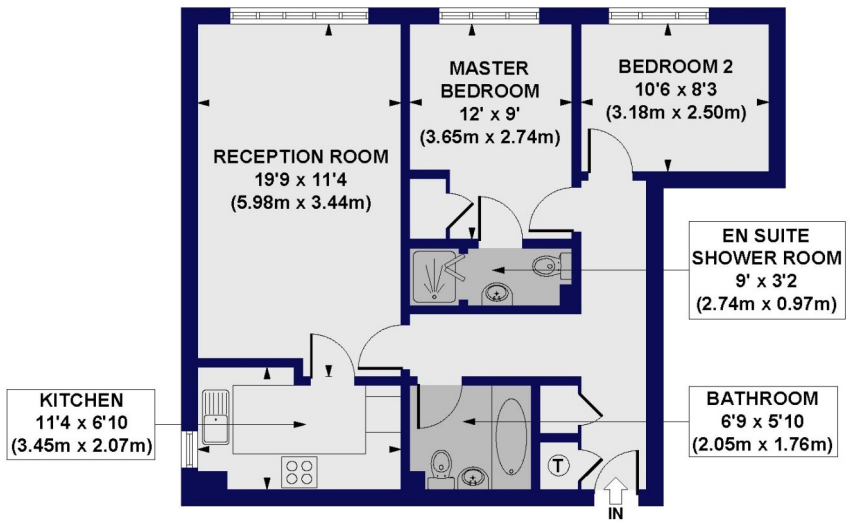




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Folgate Street, E1

Approx. Gross Internal Floor Area 700 sq. ft / 65.06 sq. m

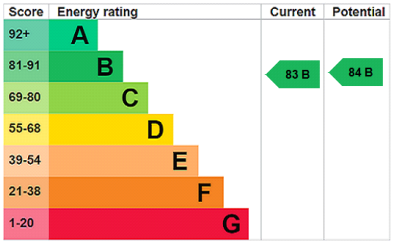


SECOND FLOOR

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.



https://www.winkworth.co.uk/sale/property/SHO260120

Tenure: Leasehold

Term: 121 year and 7 months (Subject to change)

Council Tax Band: F

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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