



EVELYN HOUSE, GREATORIX STREET, E1
£375,000 LEASEHOLD

FANTASTIC TWO BEDROOM FIRST-FLOOR APARTMENT WITH WONDERFUL COMMUNAL GARDENS

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

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DESCRIPTION:

Situated on the first floor of this well-maintained, purpose-built block, this bright two-bedroom apartment boasts charming character features and is ideally located just off Brick Lane. The property comprises an entrance hall, separate WC, two double bedrooms, a reception room, a bathroom fitted with a white two-piece suite, and a separate kitchen. Further benefits include a secure entry system with fob and phone access, wooden flooring throughout, and access to a beautiful, peaceful communal garden.

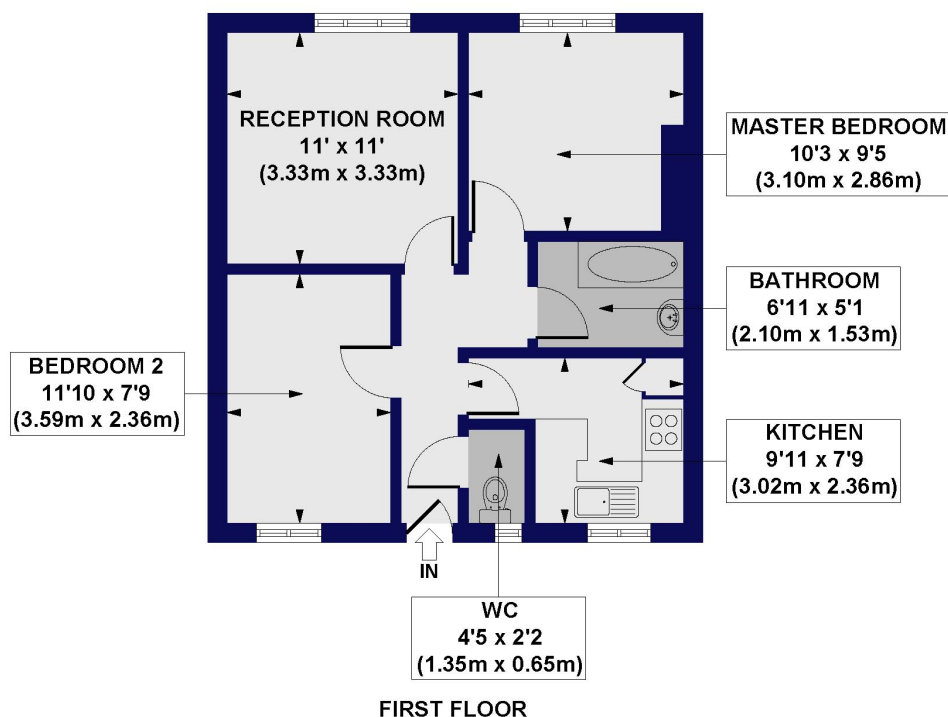
Evelyn House is ideally located for easy living, being so close to the City and the Royal London Hospital. It is 0.3 miles from the Aldgate East station and 0.5 miles from the Whitechapel stations that connects to the city, Canary Wharf and Heathrow Airport via Elizabeth line. Liverpool Street Station is 0.8 miles away, and you also have a vast array of boutique shops, art galleries, pop ups, cafes, bars, large Sainsbury's, and restaurants with Brick Lane and Spitalfields on your doorstep.

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Evelyn House, Greatorex Street, E1
Approx. Gross Internal Floor Area 500 sq. ft / 46.52 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO220005>

Tenure: Leasehold

Term: 972 year and 5 months (Subject to change)

Service Charge: £3500 per annum (approx.)

Ground Rent: £ 400 Annually (Subject to review)

Council Tax Band: B

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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