



CHRISTINA STREET, LONDON, EC2A
£850,000 LEASEHOLD

STYLISH PENTHOUSE APARTMENT IN CONVERTED WAREHOUSE - PRIME SHOREDITCH LOCATION

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

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DESCRIPTION:

Set within this stunning warehouse conversion on Christina Street in the sought-after Shoreditch Triangle, this impressive fourth-floor penthouse apartment offers approximately 846 sq ft of stylish, contemporary living and is offered to the market completely chain free.

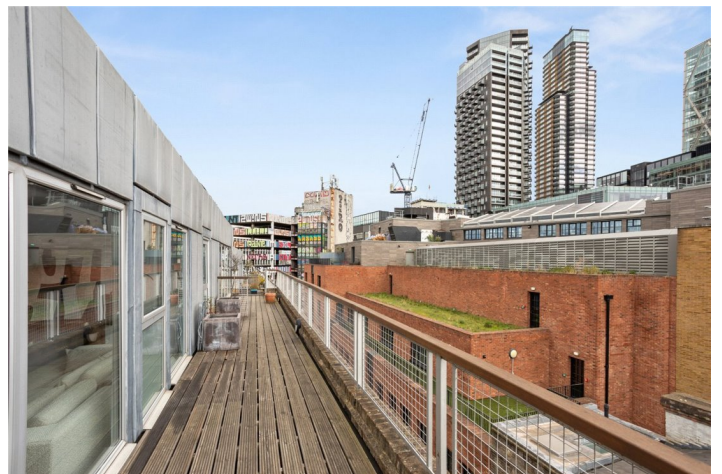
Positioned on the top (4th) floor, the property comprises two well-proportioned bedrooms and two modern bathrooms, ideally suited to professionals, first-time buyers, or investors alike. The property benefits from a spacious open-plan kitchen and living area, enhanced by large windows that flood the space with natural light and create a bright, airy atmosphere.

Further benefits include two private balconies, one directly accessible from the front of the flat, and another along the back side, providing excellent outdoor space that is rarely found in such a central location.

Ideally located, the property enjoys all the advantages of the Shoreditch Triangle, known for its vibrant mix of creative spaces, independent boutiques, cafés, and renowned restaurants, while being just moments from The City of London, making it perfect for those seeking a short commute into the financial district.

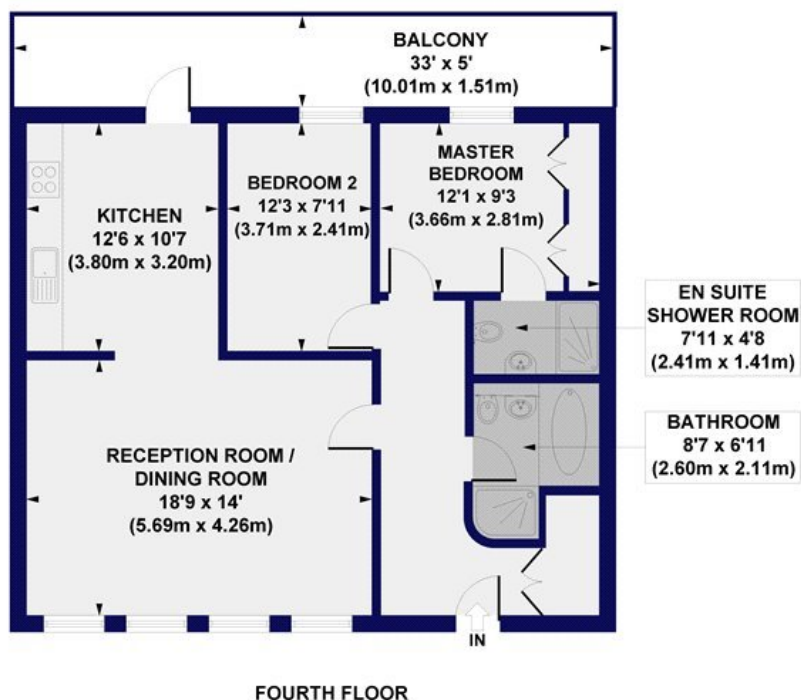
Residents also benefit from excellent transport links and easy access to the wider amenities of Shoreditch, ensuring a dynamic and convenient London lifestyle.

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Christina Street, EC2A
Approx. Gross Internal Floor Area 846 sq. ft / 78.56 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO240124>

Tenure: Leasehold

Term: 96 year and 6 months (Subject to change)

Service Charge: £5373.46 per annum (approx.)

Ground Rent: £ 400 Annually (Subject to review)

Council Tax Band: E

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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