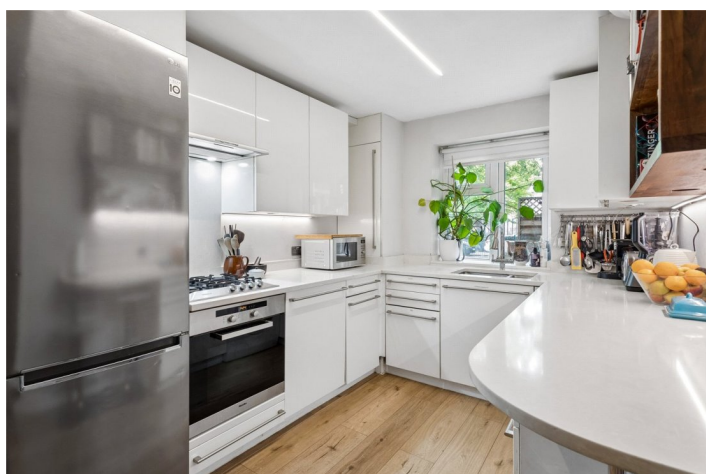




JOHN PRITCHARD HOUSE, BUXTON STREET, LONDON, E1
£400,000 SHARE OF FREEHOLD

BEAUTIFULLY FINISHED ONE-BEDROOM APARTMENT WITH EXCEPTIONAL SOUTH- FACING GARDEN

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

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DESCRIPTION:

Located on the ground floor of the well-maintained post-war building, John Pritchard House on Buxton Street, this beautifully finished one-bedroom apartment offers approximately 510 sqft of well-balanced living space, complemented by an impressive private south-facing garden.

The apartment has been finished to a high standard throughout and features a spacious reception room with direct access to the generous garden, creating an excellent space for relaxing, entertaining and al fresco dining. A separate modern kitchen provides practical, well-defined living and cooking areas, while the generous double bedroom offers comfortable accommodation. A contemporary bathroom completes the accommodation.

The standout feature is undoubtedly the substantial south-facing private garden, a rare offering for a central London apartment and an ideal extension of the living space. The garden also benefits from a useful shed, providing excellent outside storage.

Further benefits include a share of freehold, a 999-year lease and low service charges, together with a well-maintained building, making this an excellent opportunity for first-time buyers, professionals and investors alike.

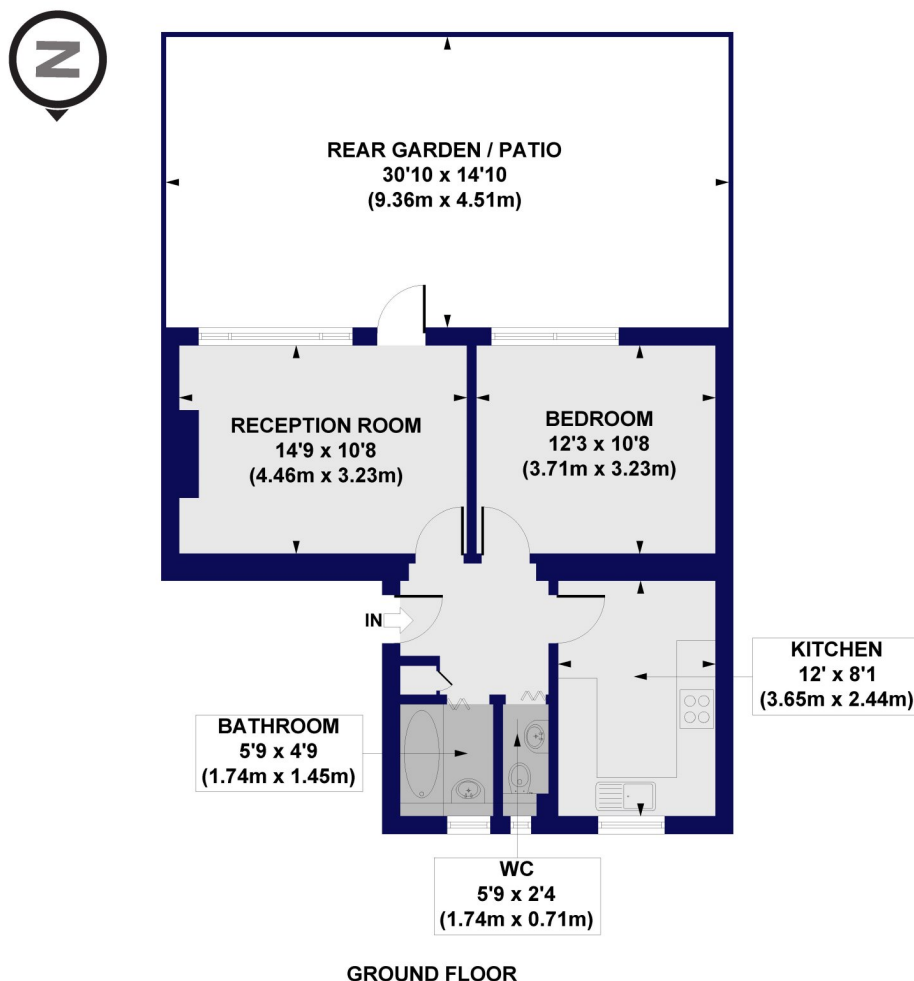
Perfectly positioned for vibrant East London living, the property is just a short walk from Whitechapel Station, providing access to the Elizabeth line, London Underground and Overground services, while Bethnal Green Overground Station is also nearby. The renowned restaurants, cafés and boutiques of Brick Lane, the City of London, Spitalfields Market and Shoreditch are all within easy reach, offering an outstanding combination of connectivity, culture and lifestyle.

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John Pritchard House, Buxton Street, E1
Approx. Gross Internal Floor Area 510 sq. ft / 47.4 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/SO260151>

Tenure: Share of Freehold

Term: 999 year and 9 months (Subject to change)

Service Charge: £1800 per annum (approx.)

Ground Rent: £ 10 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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