



ADA LEWIS COURT, UNDERWOOD ROAD, LONDON, E1
£575,000 LEASEHOLD

BEAUTIFUL MODERN 2 BEDROOM APARTMENT WITH SOUTH FACING BALCONY

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

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DESCRIPTION:

- . 804 sqft apartment
- . Residential road just off Brick Lane
- . South-facing private balcony
- . Roof terrace views
- . Floor-to-ceiling windows
- . 0.3 miles to Elizabeth Line

Located on a quiet residential road, moments from Brick Lane, this bright and spacious two-bedroom first-floor apartment offers 804 sqft of well-designed living space.

Floor-to-ceiling windows fill the apartment with natural light, while the open-plan living area leads onto a private south-facing balcony. The generous principal bedroom easily accommodates a super king-size bed, while the versatile second bedroom is ideal as a guest room, home office, or both. The contemporary kitchen features integrated appliances, while a notably spacious three-piece bathroom and excellent built-in storage make for comfortable and convenient day-to-day living.

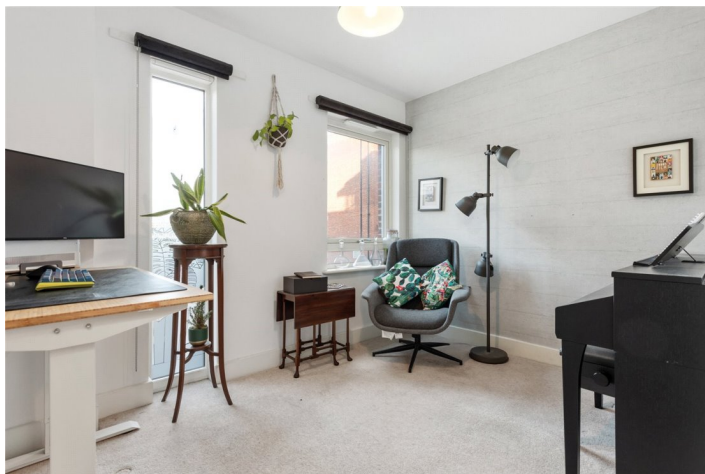
Residents benefit from secure fob and videophone entry, bicycle storage, and access to a communal roof terrace with panoramic City skyline views.

Underwood Road is ideally positioned between Shoreditch, Whitechapel and the City, with Spitalfields, Columbia Rd Market and Broadway Market all within walking distance, offering a huge range of cafés, restaurants, bars and shops. Green spaces including Allen Gardens, Spitalfields Farm and Weavers Fields are just one street away, with Victoria Park also easily accessible on foot. Everyday amenities are nearby, with Asda moments away and a superstore-sized Sainsbury's 0.4 miles away.

With excellent transport connections, this apartment is perfect for easy commutes. Whitechapel Station (0.3 miles) provides Elizabeth, District, Hammersmith & City and Overground services. Other nearby stations include Aldgate East (0.5 miles), Shoreditch High Street (0.6 miles), Bethnal Green Underground (0.8 miles) and Liverpool Street (0.8 miles).

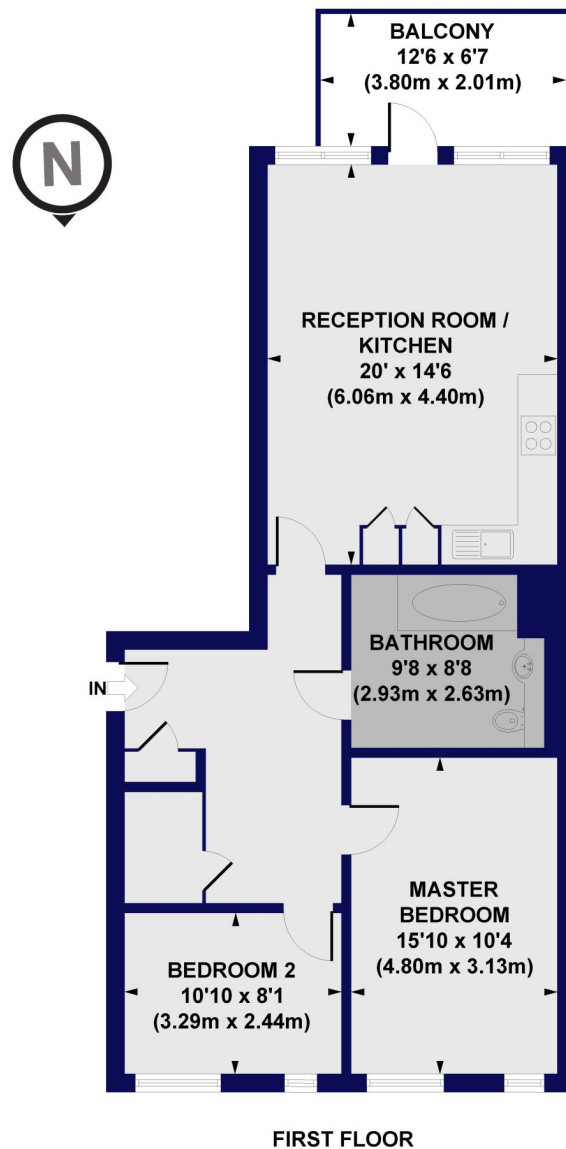
Service charge - £2,938.68 per annum
 Ground rent - £400 per annum
 Lease - 113 years remaining

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Ada Lewis Court, Underwood Road, E1
Approx. Gross Internal Floor Area 804 sq. ft / 74.70 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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO250107>

Tenure: Leasehold

Term: 113 year and 6 months (Subject to change)

Service Charge: £2938.68 per annum (approx.)

Ground Rent: £ 400 Annually (Subject to review)

Council Tax Band: D

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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