





FASHION STREET, LONDON, E1

£475,000 LEASEHOLD

CHARMING ONE-BEDROOM PERIOD CONVERSION WITH PRIVATE BALCONY IN THE HEART OF SPITALFIELDS

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DESCRIPTION:

Situated on Fashion Street, within the highly regarded Brick Lane & Fournier Street Conservation Area, this attractive one-bedroom period conversion occupies the first floor of a characterful building and offers approximately 484 sqft of well-proportioned living accommodation.

The property features a bright and welcoming open-plan kitchen and reception room, providing an ideal space for both relaxing and entertaining. The accommodation further comprises a well-presented double bedroom with fitted wardrobes, making practical use of the space and a modern, family-sized bathroom.

Beautiful wooden flooring adds warmth and character throughout, complementing the property's period charm. A particularly appealing feature is the private rear balcony, offering a peaceful outdoor retreat away from the bustle of the surrounding streets.

Fashion Street is ideally positioned in the heart of Spitalfields, moments from the historic Spitalfields Market, the vibrant independent shops, cafés, restaurants and bars of Brick Lane, and the fashionable Shoreditch Triangle. The property is also conveniently located for the City of London, making it an excellent choice for professionals seeking to enjoy the best of East London's lifestyle whilst remaining within easy reach of the financial district.

Transport connections are excellent, with Aldgate East Underground Station approximately 0.2 miles away and Liverpool Street Station approximately 0.4 miles away, providing convenient access across London and beyond.

This is an appealing opportunity to acquire a charming period home in one of East London's most characterful and sought-after locations.

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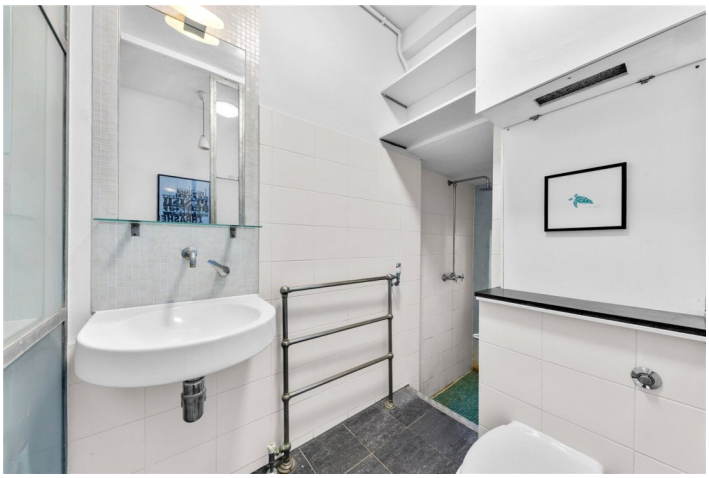

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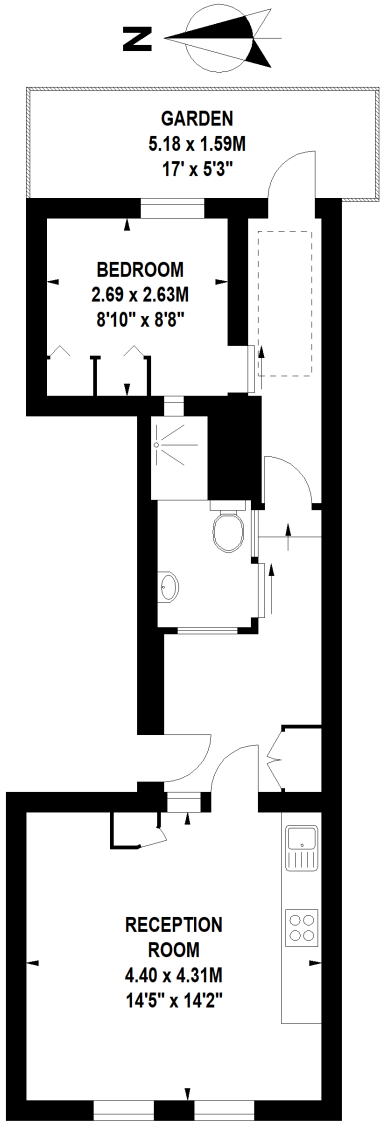
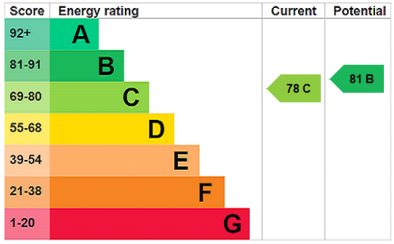
Approximate Gross Internal Area 45 sq.m / 484 sq. ft



First Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

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/SHO260309

Tenure: Leasehold

Term: 105 year and 0 months (Subject to change)

Service Charge: £1,400 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

Council Tax Band:

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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