





GILES COURT, TABERNACLE GARDENS, LONDON, E2

£425,000 LEASEHOLD

CONTEMPORARY ONE-BEDROOM APARTMENT WITH PRIVATE BALCONY MOMENTS FROM SHOREDITCH AND OLD

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

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DESCRIPTION:

Set within Giles Court on Tabernacle Street, this beautifully finished one-bedroom apartment offers a calm, stylish base moments from the energy of Hackney Road, Shoreditch and Old Street. Completed in 2018 and offered chain free, it is an appealing opportunity for a first-time buyer, investor or anyone seeking an easy move into one of East London's most connected neighbourhoods.

Step inside and the space opens into a generous open-plan living and kitchen area, designed for both relaxed evenings at home and easy entertaining. Sleek integrated appliances and considered lighting give the room a polished feel, while the layout leaves plenty of space to make it your own.

The bedroom is peaceful and well proportioned, with fitted storage to keep everything neatly tucked away. A modern bathroom, finished with close attention to detail, completes the interior.

The real bonus is the private balcony. Whether it is a morning coffee, an after-work pause or an evening drink, it creates a valuable extension of the living space throughout the year.

With the independent cafés, restaurants and creative buzz of Shoreditch close by, plus straightforward access to Old Street and the City, this is an ideal home for someone looking to enjoy East London living without compromising on comfort.

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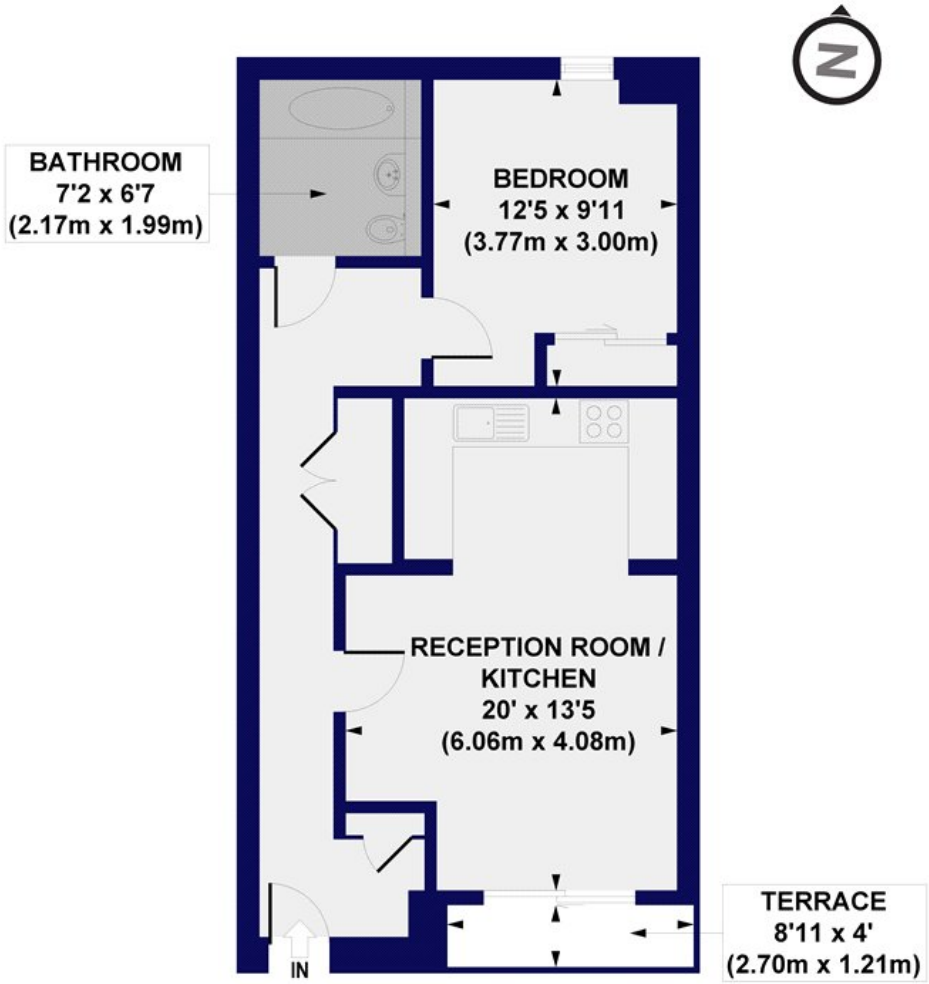




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Approx. Gross Internal Floor Area 563 sq. ft / 52.34 sq. m

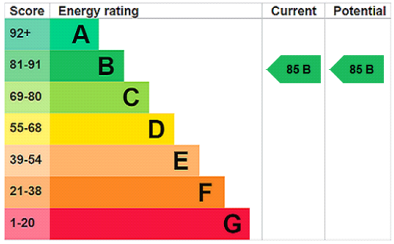


FOURTH FLOOR

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.



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Tenure: Leasehold

Term: 115 year and 3 months (Subject to change)

Service Charge: £2,616 per annum (approx.)

Ground Rent:

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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