



CARILLON COURT, GREATOREX STREET, LONDON, E1
£400,000 LEASEHOLD

BRIGHT AND SPACIOUS ONE BEDROOM MODERN APARTMENT IN CARILLON COURT, GREATOREX STREET

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DESCRIPTION:

Offered to the market chain free, this well-proportioned one-bedroom apartment is situated on the top floor of its section of Carillon Court, on Greatorex Street, offering approximately 525 sqft of bright, contemporary living space. With no flats directly above it, the property enjoys an added sense of privacy alongside its elevated position within the building.

The apartment benefits from an abundance of natural light, thanks to its position and impressive floor-to-ceiling windows. Juliet balconies in both the bedroom and living area further enhance the sense of space and openness, creating a light and airy atmosphere throughout.

The open-plan kitchen and reception room provides a versatile, sociable living space, ideal for both relaxing and entertaining. The separate bedroom also enjoys floor-to-ceiling glazing and a Juliet balcony, alongside large built-in wardrobes offering excellent storage. Additional hallway storage cupboards further enhance the practicality of the layout.

Perfectly positioned on the edge of the City, the property benefits from excellent transport connections, with Aldgate East, Aldgate, Whitechapel and Liverpool Street stations all within easy reach. These provide convenient access across London via the Underground, Overground, Elizabeth line and National Rail services.

Whitechapel's Elizabeth line offers particularly fast connections across the capital, with direct journeys to Bond Street taking approximately 11 minutes and Heathrow Airport reachable in around 40–45 minutes, depending on the terminal and service.

The location is particularly appealing, sitting at the heart of the vibrant area connecting the City, Brick Lane, Spitalfields and Shoreditch. Residents can enjoy the best of both worlds: the convenience of being close to London's principal business district, alongside the character and energy of East London's renowned food scene, independent boutiques, markets, galleries and nightlife.

Combining generous proportions, excellent natural light, added privacy, ample storage and a superbly connected location, this apartment presents an ideal opportunity for first-time buyers, professionals or investors seeking a home in one of London's most dynamic neighbourhoods. Offered chain free, the property also offers the potential for a more straightforward purchase process.

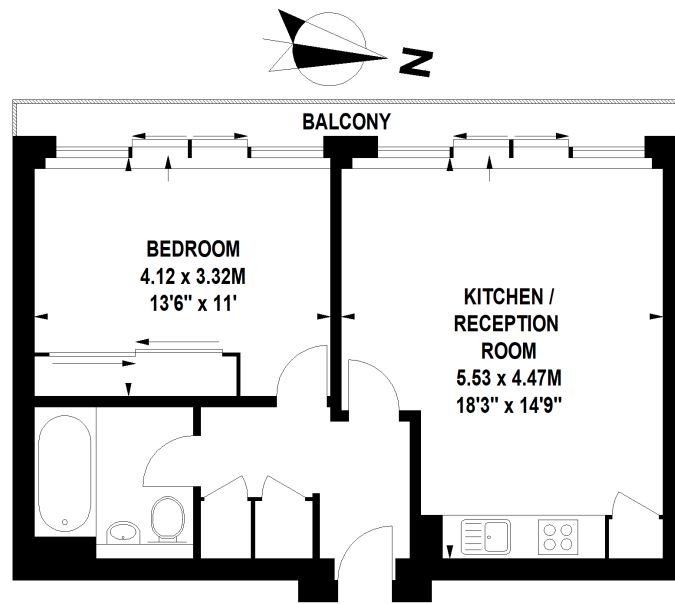
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Approximate Gross Internal Area 48.8 sq.m / 525 sq. ft



Fourth 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO260252>

Tenure: Leasehold

Term: 106 year and 5 months (Subject to change)

Service Charge: £1,847 per annum (approx.)

Ground Rent: £ 150 Annually (Subject to review)

Council Tax Band: C

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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