COLSTEAD HOUSE, WATNEY MARKET, LONDON, E1

£450,000 LEASEHOLD

EXCEPTIONAL THREE-BEDROOM DUPLEX APARTMENT WITH LARGE PRIVATE TERRACE

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

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DESCRIPTION:

The lower level features a spacious open-plan kitchen and reception room, creating an ideal space for both relaxing and entertaining. This floor also benefits from a convenient guest WC and direct access to a substantial private terrace, providing an excellent outdoor extension to the living space.

Upstairs, the property offers three well-proportioned bedrooms. The generous principal bedroom is a particularly spacious double, while the third bedroom offers excellent versatility and is currently arranged as a home office, making it ideal for hybrid working, a nursery, or a guest bedroom. A contemporary family bathroom completes the upper floor.

Perfectly positioned in the heart of E1, the property enjoys excellent connectivity with nearby Whitechapel and Shadwell stations, providing swift access across London via the Elizabeth line, London Overground and DLR. The City, Canary Wharf and the vibrant amenities of Shoreditch are all within easy reach, making this an ideal home for professionals and families alike. Residents can also enjoy the convenience of Watney Market on the doorstep, alongside a wide selection of cafés, restaurants, green spaces and local amenities.

Combining generous living accommodation, a practical split-level layout, a substantial private terrace and a Zone 2 location, this superb apartment presents an exceptional opportunity to enjoy the very best of East London living.

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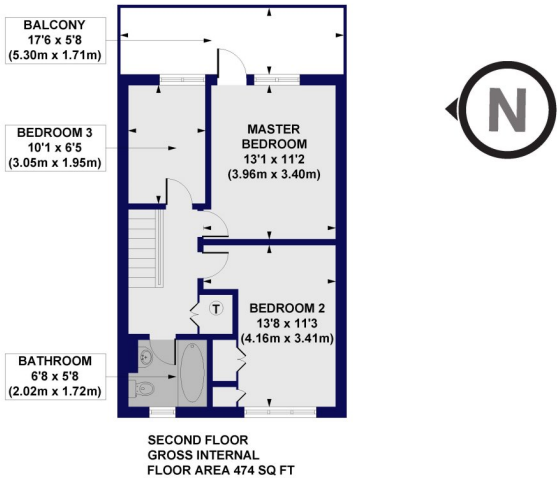
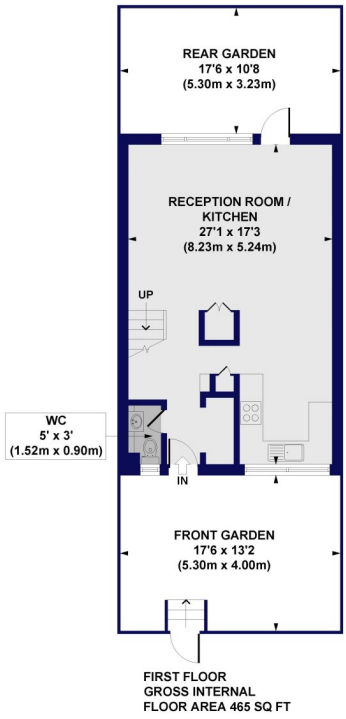
Colstead House, Watney Market, E1

Approx. Gross Internal Floor Area 939 sq. ft / 87.23 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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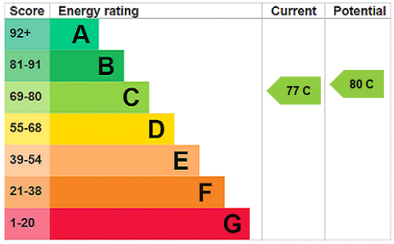
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/SHO250480

Tenure: Leasehold

Term: 172 year and 0 months (Subject to change)

Service Charge: £3561.37 per annum (approx.)

Ground Rent: £0

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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