



EAST MOUNT STREET, LONDON, E1
GUIDE PRICE £250,000-£270,000 LEASEHOLD

WELL-PRESENTED ONE-BEDROOM FLAT IN PRIME EAST LONDON LOCATION

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

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DESCRIPTION:

Set within East Mount Street, this well-presented one-bedroom flat measures approximately 334 sqft and is positioned on the third floor.

The accommodation comprises a bright and welcoming open-plan kitchen and living space, providing a versatile area for both relaxing and entertaining, alongside a comfortable-sized double bedroom and a well-appointed bathroom.

The property benefits from an exceptionally low service charge and an impressive 964-year lease, making it an attractive proposition for both owner-occupiers and investors.

The location is particularly appealing, being conveniently positioned for the City of London, while the vibrant neighbourhoods of Shoreditch, Spitalfields and Brick Lane are all within easy reach, offering an excellent selection of independent cafés, restaurants, bars, shops and cultural attractions.

Whitechapel High Street Station is also close by, providing excellent transport connections across London, including fast access to Canary Wharf, the West End and other key destinations via the Elizabeth line.

Combining a practical one-bedroom layout with a long lease, very low service charge and an enviable East London location, this property represents an excellent opportunity for a first-time buyer, London professional, pied-à-terre or investor

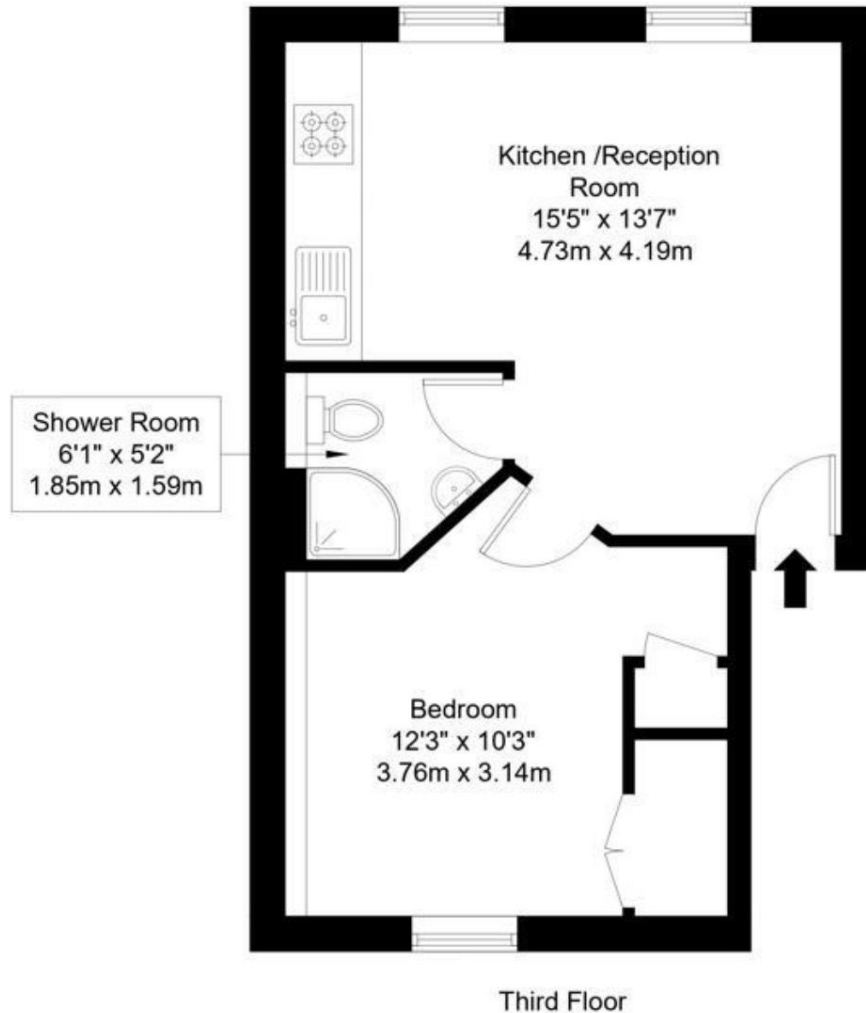
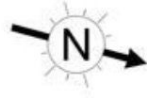
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Approx Gross Internal Area = 32 sq m / 344 sq ft



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		
55-68	D		
39-54	E	41 E	43 E
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SHO260208>

Tenure: Leasehold

Term: 963 year and 11 months (Subject to change)

Service Charge: £800 per annum (approx.)

Ground Rent: N/A

Council Tax Band: B

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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