





EVELYN HOUSE, GREATOREX STREET, LONDON, E1

**£375,000 LEASEHOLD**

# WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT IN ATTRACTIVE ART DECO BUILDING - EVELYN HOUSE

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

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## DESCRIPTION:

Set on the second floor of this well-maintained, purpose-built Art Deco block, Evelyn House offers a bright and well-proportioned apartment, presented in good overall condition and ideally positioned to enjoy the best of East London living.

The accommodation comprises an entrance hall with useful storage cupboard, a spacious open-plan kitchen and reception room, providing an ideal space for both relaxing and entertaining, two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, and a family bathroom.

Further benefits include a long lease of approximately 142 years, the advantage of being offered to the market chain free, secure fob entry system, attractive wooden flooring throughout and access to a beautiful and peaceful communal garden.

The location is particularly appealing for City professionals and commuters, with the City of London and the Royal London Hospital both within easy reach. Aldgate East Underground Station is approximately 0.3 miles away, while Whitechapel Station, providing Elizabeth line, District and Hammersmith & City line connections, is approximately 0.5 miles away. Liverpool Street Station is also within close proximity, offering excellent transport connections across London and beyond.

The apartment is surrounded by some of East London's most vibrant and sought-after destinations. Brick Lane is right on the doorstep, renowned for its eclectic mix of independent shops, vintage boutiques, restaurants, curry houses, street food, colourful street art and lively weekend markets. Nearby Spitalfields Market offers an excellent selection of independent retailers, fashion, antiques, artisan stalls and restaurants. The popular Shoreditch Triangle is also within easy reach, celebrated for its fashionable bars, restaurants, galleries, creative spaces and vibrant nightlife.

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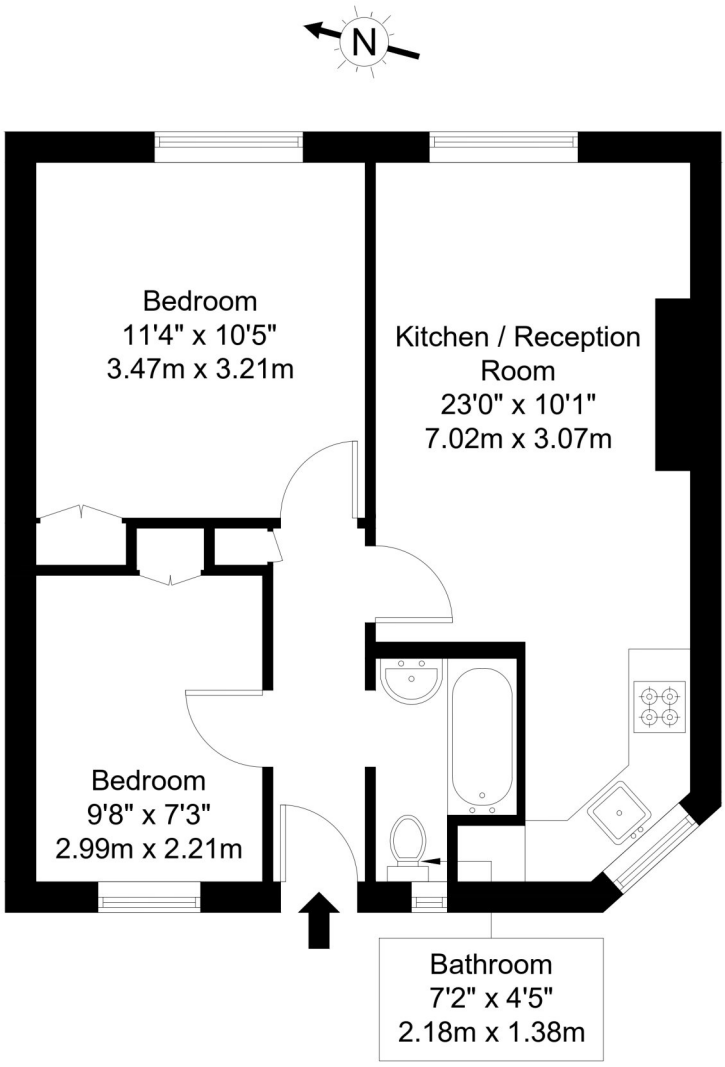





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# Greatorex Street, E1 5NW

Approx Gross Internal Area = 44.6 sq m / 480 sq ft




Second Floor

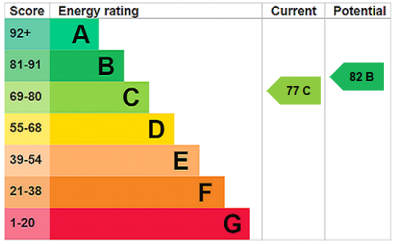
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**Tenure:** Leasehold

**Term:** 142 year and 5 months (Subject to change)

**Service Charge:** £4,169 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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