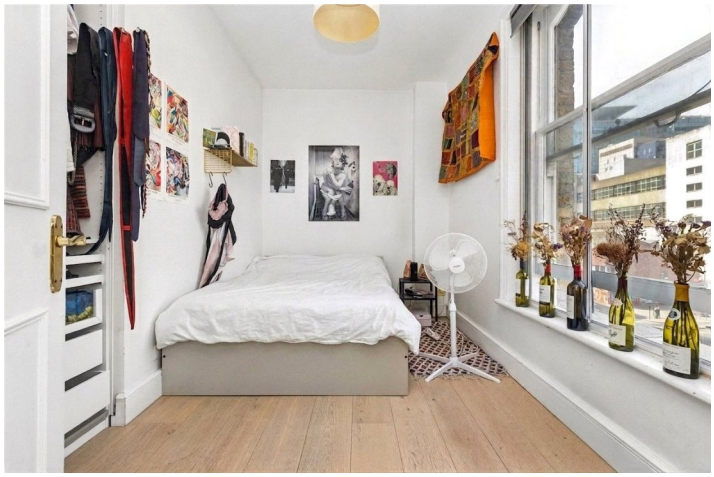






ALBION YARD, WHITECHAPEL ROAD, LONDON, E1

£588,000 LEASEHOLD

STUNNING TWO BEDROOM APARTMENT IN ALBION YARD WITH RARE PRIVATE ROOF TERRACE

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

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DESCRIPTION:

Situated within the highly sought-after Albion Yard, a distinguished Grade II listed brewery conversion in the heart of Whitechapel, this beautifully presented two-bedroom apartment offers approximately 601 sq ft of well-designed internal accommodation, combining period character with contemporary living and exceptional outdoor space.

Positioned on the second floor, the apartment features a bright and spacious semi open-plan kitchen and reception room, creating an ideal setting for both everyday living and entertaining. There are two generous double bedrooms and a well-appointed family bathroom, offering comfortable and versatile accommodation.

A standout feature of this home is its exceptionally spacious private roof terrace, a truly rare attribute within Albion Yard, providing an outstanding outdoor retreat with ample space for dining, relaxing and entertaining. Residents also benefit from access to a beautifully maintained communal roof terrace, offering further outdoor space and attractive views.

The property is further enhanced by an allocated private parking space, an increasingly valuable feature in this central London location.

Albion Yard is an iconic Grade II listed brewery conversion, celebrated for its distinctive industrial architecture and historic character. Ideally located in vibrant Whitechapel, the apartment is within easy reach of the Elizabeth line, London Underground, Overground and National Rail services, providing excellent connectivity to the City, Canary Wharf and beyond. Brick Lane, Spitalfields Market and Shoreditch are all within walking distance, offering an outstanding selection of restaurants, cafés, galleries and independent shops.

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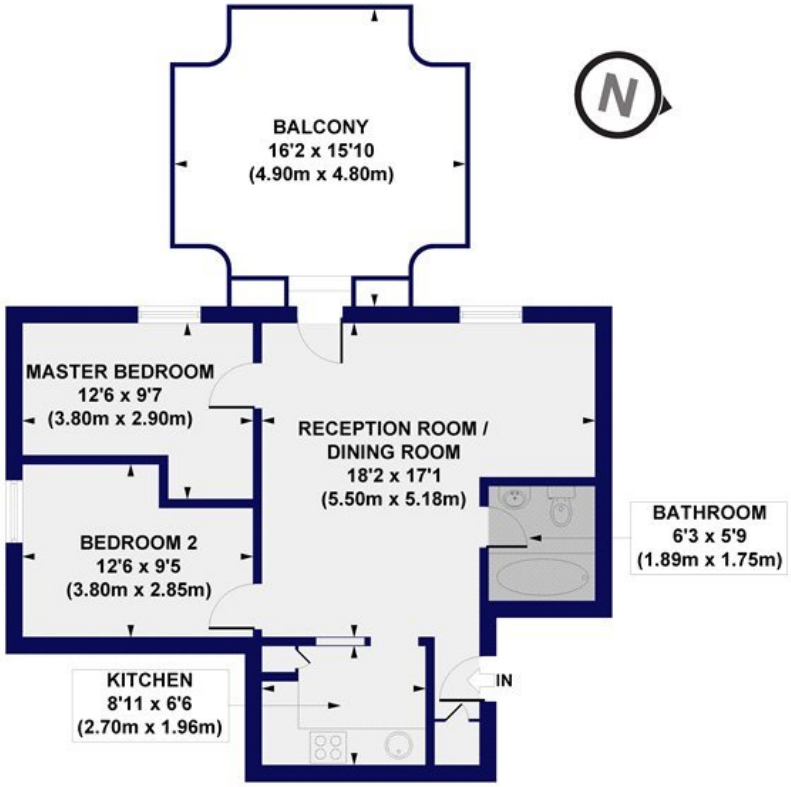




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Albion Yard, Whitechapel Road, E1

Approx. Gross Internal Floor Area 601 sq. ft / 55.82 sq. m

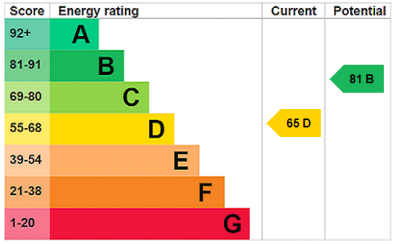


THIRD FLOOR

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.



https://www.winkworth.co.uk/sale/property/SHO260099

Tenure: Leasehold

Term: 92 year and 1 months (Subject to change)

Service Charge: £3,000 per annum (approx.)

Ground Rent: £ 185 Annually (Subject to review)

Council Tax Band: D

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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