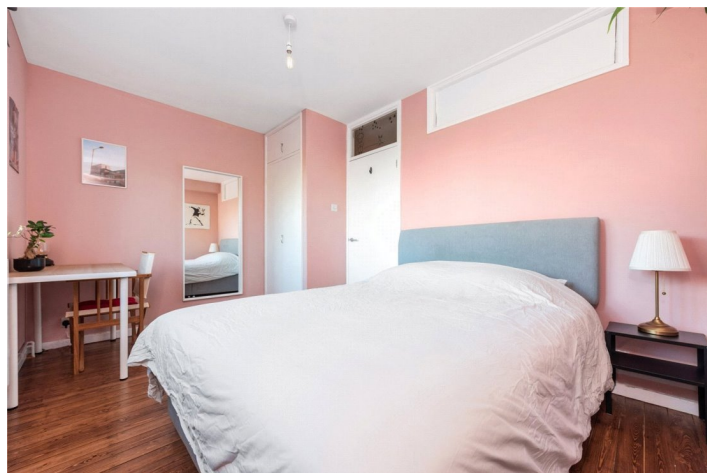
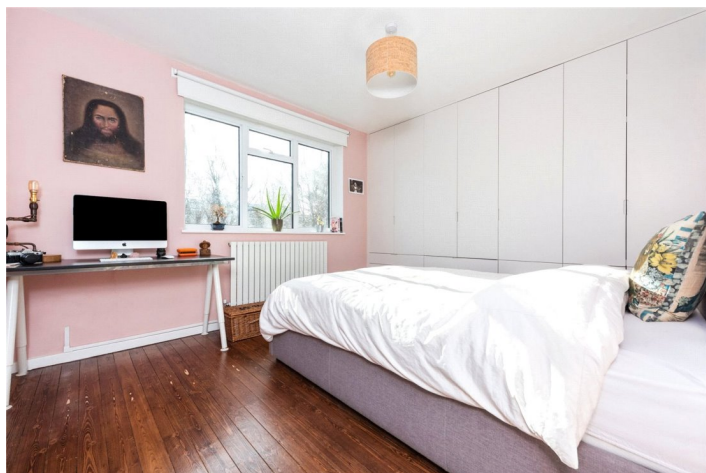




CLARKSON STREET, LONDON, E2
£550,000 LEASEHOLD

BEAUTIFULLY FINISHED 2-BEDROOM SPLIT-LEVEL FLAT WITH SOUTH-FACING GARDEN

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

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DESCRIPTION:

Situated on a quiet residential street in the heart of East London, this well-appointed 702 sq ft two-bedroom split-level flat offers stylish and spacious living just moments from some of the area's most popular destinations.

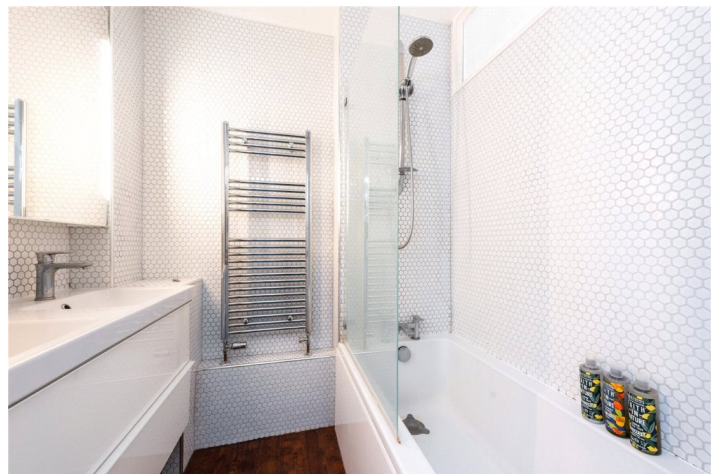
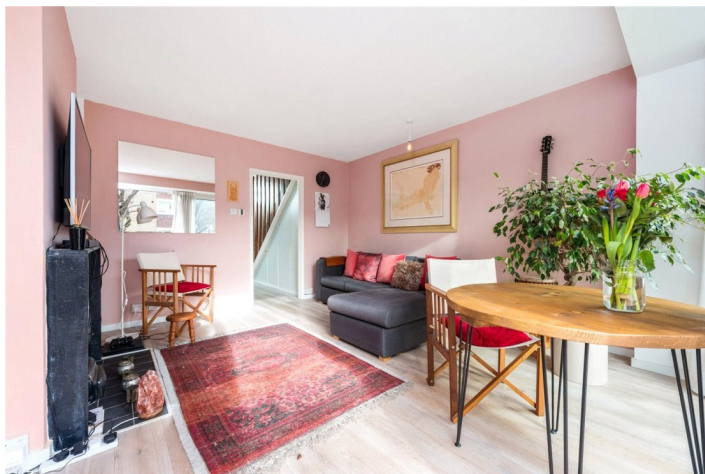
On the ground floor, the property boasts a separate modern kitchen and a bright, generously sized living room with sliding doors that open onto a private south-facing garden — ideal for relaxing or entertaining.

Upstairs, you'll find two well-proportioned double bedrooms, a contemporary bathroom, and a separate WC, all finished to a high standard throughout.

Conveniently located, the flat is just a short walk from Bethnal Green Underground (Central Line) and Cambridge Heath Overground stations, providing excellent access across London. Columbia Road Flower Market, Broadway Market, and Victoria Park are all within easy reach, offering a vibrant mix of cafes, shops, and green spaces.

An ideal home for professionals, couples, or sharers looking to enjoy the best of East London living.

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Clarkson Street, E2

Approx. Gross Internal Floor Area 702 sq. ft / 65.25 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250394>

Tenure: Leasehold

Term: 89 year and 3 months

Service Charge: £1833.56 per annum

Ground Rent: £10 Annually

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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