



SIRUS HOUSE, HEMMING STREET, LONDON, E1
£410,000 LEASEHOLD

A NEWLY BUILT FIFTH FLOOR STUDIO APARTMENT CLOSE TO BETHNAL GREEN AND SHOREDITCH

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DESCRIPTION:

EWS1 COMPLIANT – A1 RATING A magnificent studio apartment positioned on the fifth floor of this popular modern block in E1. Standing close to 450sqft, the property has been tastefully decorated and features floor to ceiling, east facing windows which floods the property with natural light and provides views of the Canary Wharf skyline. The well-proportioned living room/bedroom opens out onto a spacious balcony with the kitchen recessed towards the rear corner. This larger than average studio includes underfloor heating, built in storage and is spacious enough to create separation between the living area and bedroom, and is finished with a modern family bathroom and a spacious utility cupboard. Sirius House also benefits from cycle storage, secure fob access and a communal private roof terrace offering amazing views of the City skyline.

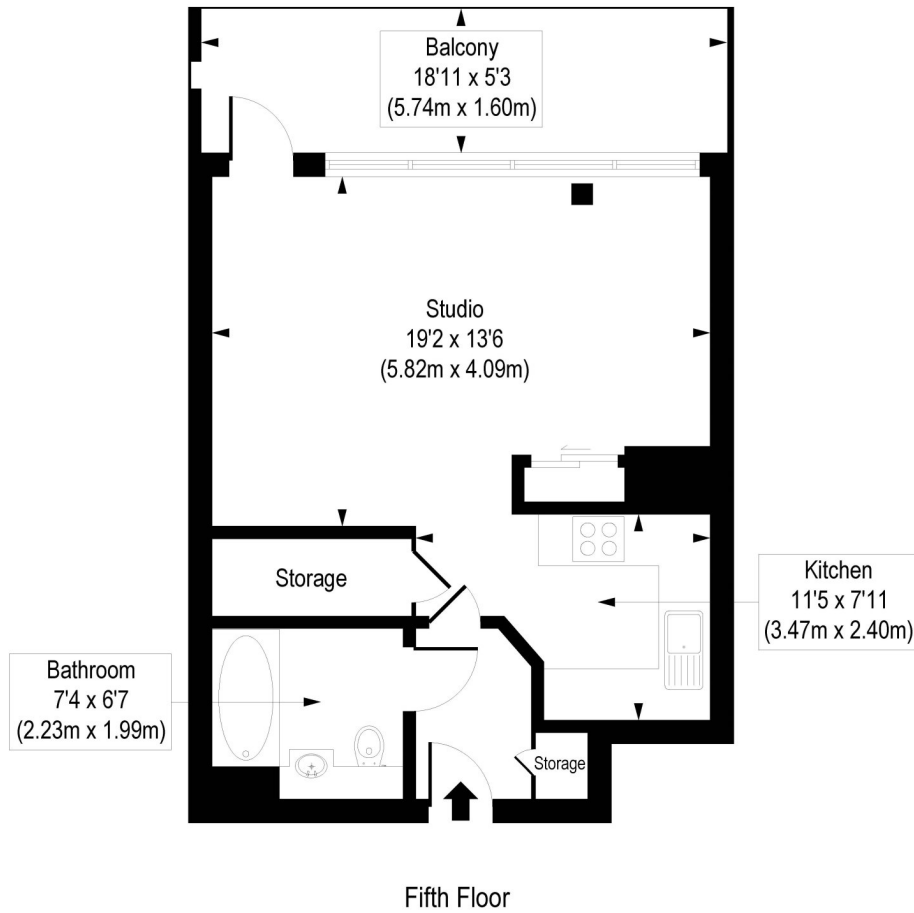
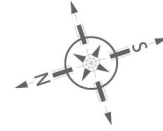
The property is in an ideal location with an array of local amenities on Bethnal Green Road as well the boutique shops, cafes, bars and restaurants on Brick Lane, Spitalfields Market, Redchurch Street, Shoreditch High Street, Columbia Road, and Broadway Market. You have fantastic transport links with the new Elizabeth line in very close proximity at Whitechapel Station, offering easy access to Bond Street, Tottenham Court Road, Canary Wharf and Heathrow Airport. Also close by are Bethnal Green and Shoreditch High Street overground stations, as well as Bethnal Green, Liverpool Street, Aldgate and Aldgate East underground stations.

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Sirus House, Hemming Street, E1
 Approx. Gross Internal Floor Area 442 sq. ft / 41.03 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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