



CHANDLERY HOUSE, 40 GOWERS WALK, LONDON, E1
£525,000 LEASEHOLD

A UNIQUE TWO BEDROOM APARTMENT IN A 19TH CENTURY WINE WAREHOUSE CONVERSION

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DESCRIPTION:

A truly unique two-bedroom apartment situated on the first floor of this sought-after Grade II listed warehouse conversion in the heart of Aldgate. Offered chain-free, the property boasts original features, exposed brick work, double heightened ceilings, and Crittall windows throughout.

The flat comprises of a large open-plan reception room/kitchen, family bathroom, and two great sized double bedrooms with built-in storage. The apartment also benefits from a daytime concierge and secure entry phone system.

Chandlery House is a former wine warehouse that was built in 1894–5 for Charles Kinloch & Co. Ltd and converted to flats in 1998–9. Situated on Gowers Walk, opposite the brand-new Goodman's Field development with Curzon cinema and Amazon Fresh, the apartment offers numerous transport options including Tower Hill, Aldgate, Aldgate East and Whitechapel (Elizabeth Line) overground and underground stations which are all within easy walking distance. There is also a wealth of local amenities on your doorstep with The City, Brick Lane, St. Katherine's Dock, Spitalfields Markets with their boutique shops, cafes, bars and restaurants.

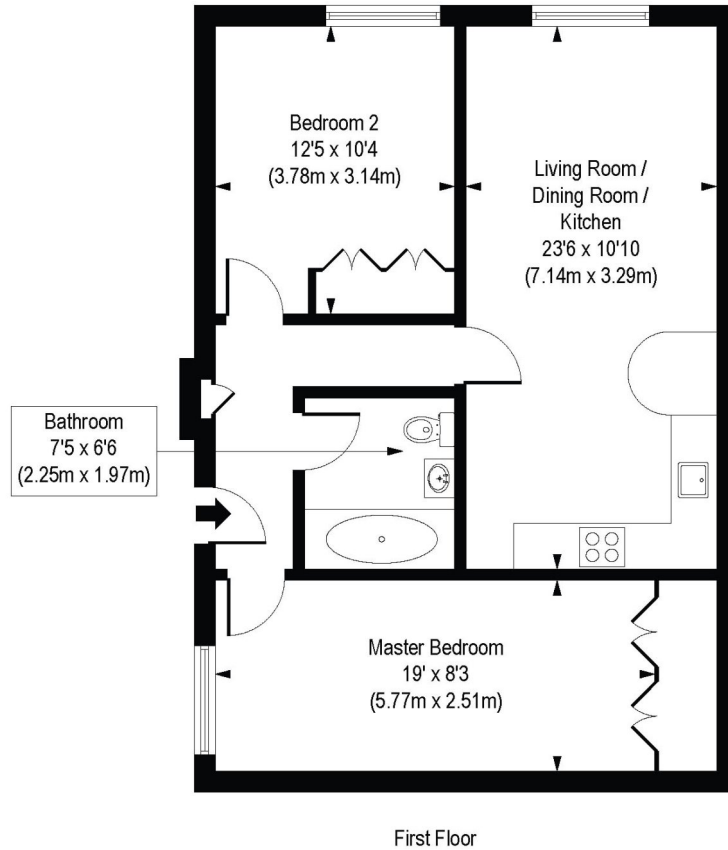
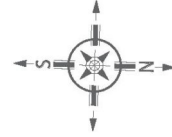
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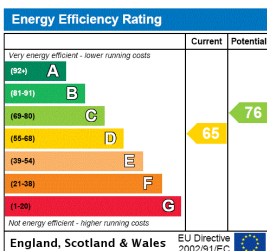
Chandlery House, Gowers Walk, E1

Approx. Gross Internal Floor Area 695 sq. ft / 64.58 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.

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Tenure: Leasehold

Term: 98 year and 4 months (Subject to change)

Service Charge: £3776 per annum (approx.)

Ground Rent: £ 200 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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