



STEPNEY CITY APARTMENTS, CLARK STREET, LONDON, E1
£695,000 LEASEHOLD

SOUGHT AFTER SPLIT LEVEL 2 BEDROOM APARTMENT WITHIN A VICTORIAN SCHOOL CONVERSION

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

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DESCRIPTION:

A beautiful Victorian school conversion in the heart of Stepney Green and a short walk from the independent restaurants and cafes of Whitechapel and Shoreditch.

Unfolding over the second and third floor with vast arched windows this property offers glorious swathes of natural light highlighting the exposed brick walls that define the living spaces. Spanning just over 1000sq.ft. this apartment boasts character and volume. Upon entering on first level, the apartment offers, a double bedroom with large window and an exposed brick wall, a guest shower room, a vast open plan kitchen/reception room with its vaulted ceiling. The kitchen runs the entire length of back wall and comes with integrated appliances. Upstairs you have a generous sized mezzanine style master bedroom with en-suite bathroom with bathtub.

The development is gated, comes with a 24-hr concierge, fob access, lift, communal grounds and is set on a peaceful residential road.

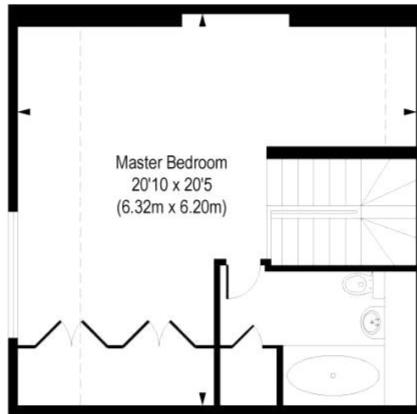
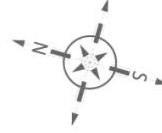
The property is ideally placed between Commercial Road and Whitechapel High Street and within easy reach of Whitechapel, Aldgate, Aldgate East underground stations, Shadwell overground, and DLR offering fantastic access across the City, Canary Wharf, and direct links to Heathrow Airport through Elizabeth line. You also have an array of local amenities close by with Whitechapel High Street, Brick Lane and Spitalfields with an abundance of boutique shops, cafes, restaurants, and bars. Neighbourhood favourites include Tyabbs, East London institution Rinkoff's bakery and Townsend at The Whitechapel Gallery.

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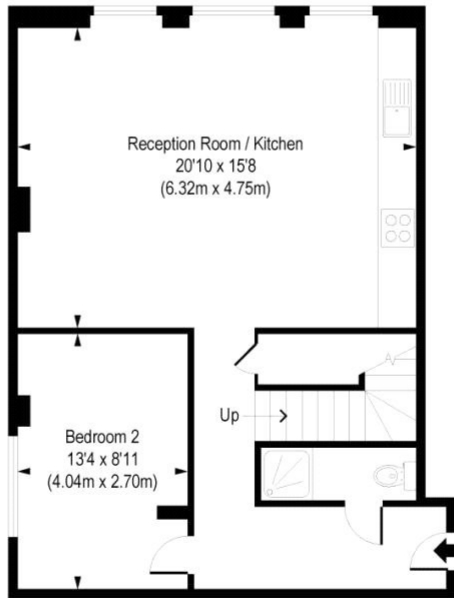


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Stepney City Apartments, E1
 Approx. Gross Internal Floor Area 1009 sq. ft / 93.78 sq. m



Third Floor / Mezzanine
 Gross Internal
 Floor Area 388 sq ft



Second Floor
 Gross Internal
 Floor Area 621 sq ft

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 | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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