



COMMERCIAL STREET, LONDON, E1
£575,000 LEASEHOLD

SPACIOUS 1 BEDROOM APARTMENT IN WAREHOUSE CONVERSION IN SPITALFIELDS

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DESCRIPTION:

This generously sized one-bedroom flat offers an impressive 847 sqft of stylish living space in the heart of East London's vibrant Commercial Street. Ideally positioned to enjoy the energy of the surrounding area while offering a peaceful retreat, the apartment combines stylish finishes with charming industrial character.

The large east-facing windows offer pleasant views of the surrounding streets. Exposed brick walls and high ceilings add warmth and a distinctive warehouse-style feel, creating a unique and inviting atmosphere throughout.

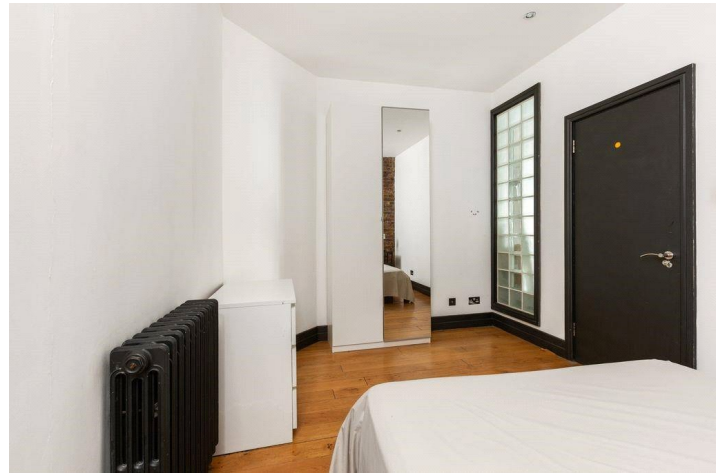
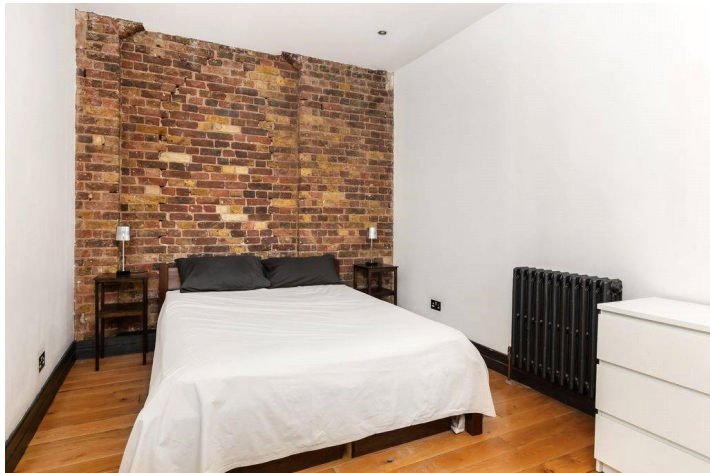
The open-plan living and kitchen area is thoughtfully designed to maximise space and comfort, making it ideal for relaxing, entertaining, or working from home. The kitchen blends seamlessly into the living space with sleek cabinetry and ample storage.

The principal bedroom is generously proportioned and benefits from a private en suite shower room, providing added comfort and convenience. A second, separate family bathroom serves the rest of the apartment. In addition, there is an unofficial second bedroom or study area—perfect as a home office, guest room, or flexible living space.

Set on lively Commercial Street, the flat is just moments from an array of shops, cafés, restaurants and markets, with excellent transport links nearby offering easy access to the City, Shoreditch, and Canary Wharf.

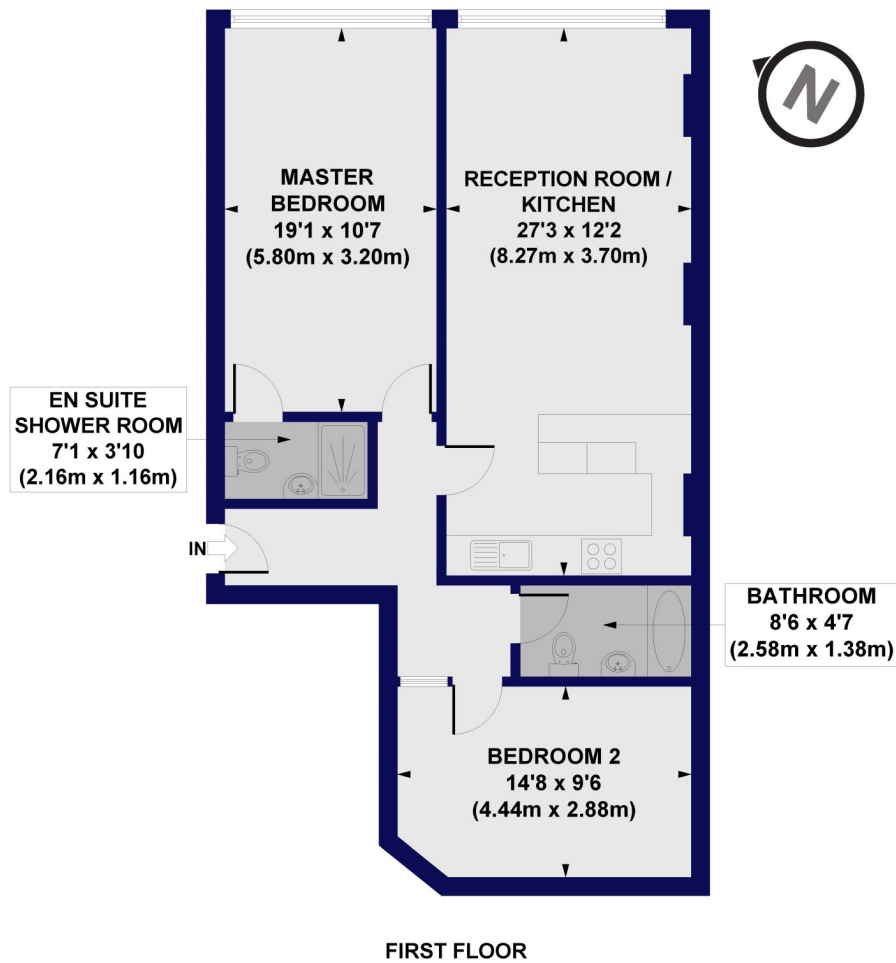
Offered chain free, this unique and spacious home presents a rare opportunity to own a characterful apartment in one of East London's most sought-after and well-connected neighbourhoods.

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Commercial Street, E1
Approx. Gross Internal Floor Area 847 sq. ft / 78.71 sq. m



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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