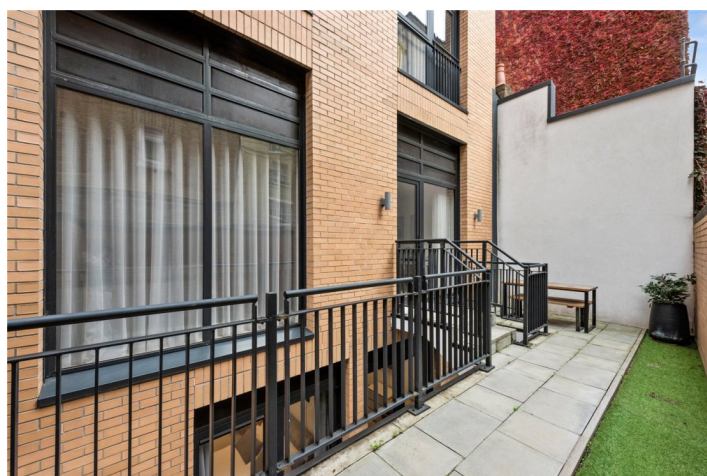




FLAT G01, EASTLIGHT APARTMENTS, DOCK STREET, LONDON, E1
£575,000 LEASEHOLD

MODERN 2-BEDROOM DUPLEX WITH PRIVATE GARDEN & TERRACE

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

Winkworth

winkworth.co.uk



DESCRIPTION:

Located within the contemporary Eastlight Apartments on Dock Street, this beautifully designed two bedroom duplex offers over 930 sq ft of modern living space arranged across the ground and lower ground floors.

The ground floor opens into a bright and spacious open plan kitchen and living area, finished to a high modern standard. Full height doors lead directly onto a private garden, creating the perfect space for entertaining or relaxing outdoors. A convenient guest WC completes this level.

On the lower ground floor, there are two generous double bedrooms, each offering a calm and comfortable retreat, along with a sleek family bathroom. From here, you can access a second private terrace, a peaceful spot ideal for unwinding after a busy day.

Residents of Eastlight Apartments enjoy excellent on site amenities including a residents gym, concierge service, and a large communal roof terrace with impressive views across the London skyline.

Perfectly positioned between Aldgate, Tower Hill and Wapping, this location offers exceptional transport links and a vibrant mix of restaurants, shops and cafes right on the doorstep.

A spacious and stylish modern home in one of East London's most dynamic and well connected neighbourhoods.

Winkworth



Winkworth

Eastlight Apartments, Dock Street, E1

Approx. Gross Internal Floor Area 930 sq. ft / 86.40 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.

Winkworth

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		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250429>

Tenure: Leasehold

Term: 242 year and 1 months (Subject to change)

Service Charge: £6550 per annum (approx.)

Ground Rent: £ 550 Annually (Subject to review)

Council Tax Band: F

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.

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

Winkworth

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.