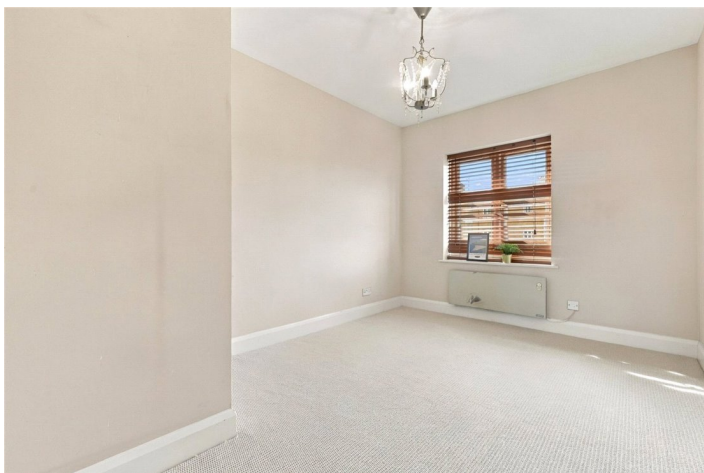




ST. MATTHEW'S ROW, LONDON, E2
£500,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED TWO-BEDROOM
APARTMENT SET WITHIN A PRIVATE
RESIDENTIAL DEVELOPMENT IN THE HEART**

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

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DESCRIPTION:

A beautifully presented two-bedroom apartment set within a private residential development in the heart of Shoreditch, moments from the ever-popular Brick Lane. Finished to a high standard throughout, the property offers stylish and well-proportioned accommodation, making it an excellent choice for a professional single occupant or couple looking to enjoy everything this vibrant part of East London has to offer.

The property comprises a welcoming entrance hallway leading into a bright and spacious open-plan reception room and contemporary kitchen, providing an excellent space for both relaxing and entertaining. The kitchen is finished to a high standard with modern cabinetry and integrated appliances, complementing the clean and contemporary feel of the apartment.

The property offers one well-proportioned double bedroom and a separate single bedroom, which could also work particularly well as a home office, dressing room or occasional guest bedroom depending on the tenant's requirements. The property further benefits from a modern bathroom and excellent overall presentation throughout.

A particular feature is the Juliet balcony overlooking the well-maintained communal gardens, providing an attractive outlook and allowing plenty of natural light into the living space. The private development offers a pleasant residential setting while being just moments from the energy and convenience of Shoreditch.

Located on St Matthew's Row, the property is ideally positioned for the fantastic selection of independent restaurants, cafés, bars, galleries and shops found around Brick Lane, Shoreditch and Spitalfields. The City is also within easy reach, making this an excellent location for professional tenants.

An ideal home for a professional single occupant or couple seeking a high-quality apartment with flexible two-bedroom accommodation in one of East London's most vibrant and sought-after locations.

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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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SHO260242>

Tenure: Leasehold
Term: 92 year and 0 months (Subject to change)
Service Charge: £1,320 per annum (approx.)
Ground Rent: N/A
Council Tax Band: C

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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