



CORNELL BUILDING, COKE STREET, LONDON, E1
£350,000 LEASEHOLD

STYLISH 1 BEDROOM FLAT IN CORNELL BUILDING, E1 – CONCIERGE, GYM & ROOF TERRACE

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

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DESCRIPTION:

Offered chain free, this well-presented 1-bedroom apartment is located in the Cornell Building, part of the sought-after Aldgate Triangle development.

Set on the 2nd floor and spanning 492 sq ft, the flat comprises a bright living space with a semi open-plan fitted kitchen, a well-sized double bedroom, and a contemporary bathroom. The layout is practical and welcoming, with good storage throughout. The property also comes with the valuable benefit of an underground parking space.

Residents of Aldgate Triangle benefit from an excellent range of on-site amenities, including a 24-hour concierge, a residents' gym, and a communal roof terrace with far-reaching views. The development also offers secure entry and well-maintained communal areas.

Perfectly positioned for city living, the property is just a short walk from Aldgate East, Aldgate, and Whitechapel stations, providing swift connections across London. Spitalfields Market, Brick Lane, and Shoreditch's vibrant cafés, bars, and boutiques are all close by.

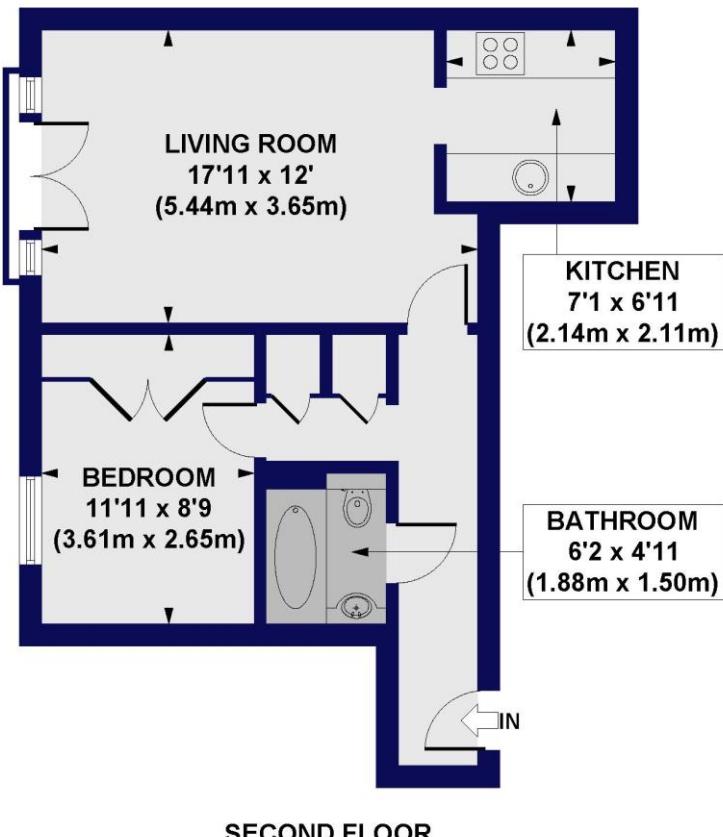
A superb first home, pied-à-terre, or investment opportunity, this chain-free apartment combines modern comfort with excellent facilities in a prime East London location.

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Cornell Building, Coke Street, E1
Approx. Gross Internal Floor Area 492 sq. ft / 45.74 sq. m



SECOND FLOOR

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		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO250465>

Tenure: Leasehold

Term: 99 year and 10 months

Service Charge: £2500 per annum

Ground Rent: £ 300 Annually (subject to increase)

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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