



FOLGATE STREET, LONDON, E1  
**£650,000 LEASEHOLD**

## STYLISH TWO BEDROOM APARTMENT WITH UNDERGROUND PARKING MOMENTS FROM SPITALFIELDS MARKET

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### DESCRIPTION:

A well-presented two-bedroom flat located on the second floor of a well-maintained building on the highly sought-after Folgate Street, in the heart of Spitalfields. Measuring approximately 700 sqft, the property offers bright, well-proportioned accommodation with attractive, modern finishes throughout.

The flat comprises a spacious reception area ideal for both relaxing and entertaining, a modern fitted kitchen, two generous bedrooms and a contemporary bathroom. The apartment enjoys excellent natural light and a stylish, neutral finish, creating a comfortable and appealing living space.

One of the key highlights of this property is its outstanding location. Positioned moments from Spitalfields Market, residents can enjoy a vibrant lifestyle with an exceptional selection of restaurants, cafés, bars, boutiques and cultural attractions on the doorstep. Liverpool Street Station is within easy walking distance, offering superb transport connections via the Elizabeth line, Central, Circle, Hammersmith & City and Metropolitan lines, as well as mainline services, making this an ideal home for City professionals and commuters.

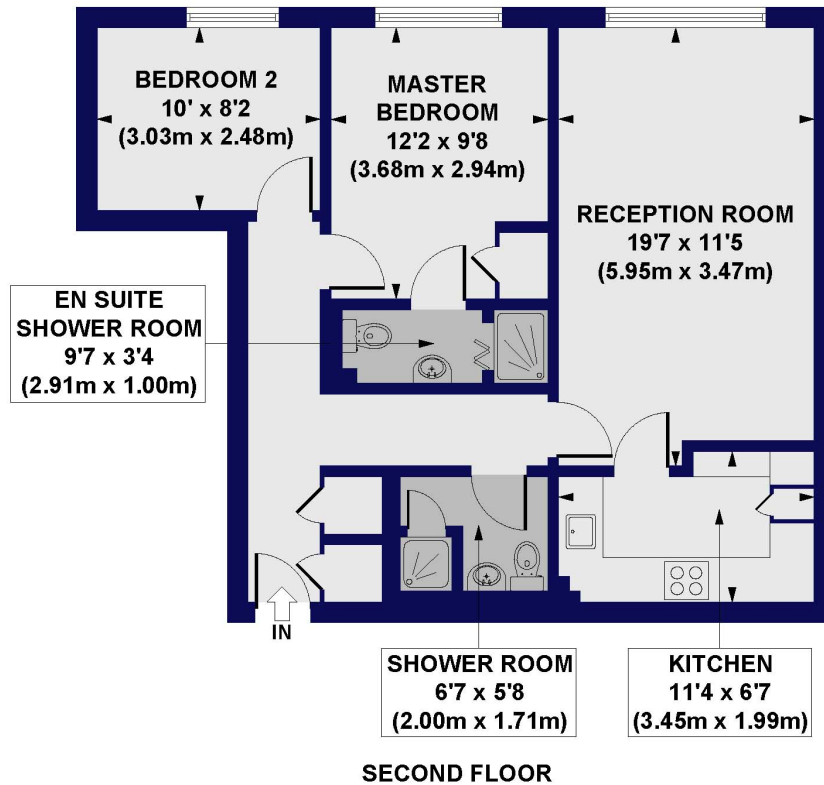
Further benefits include a secure underground parking space, a rare and valuable feature in such a central London location.

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**Folgate Street, E1**  
**Approx. Gross Internal Floor Area 700 sq. ft / 65.07 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	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Tenure:** Leasehold

**Term:** 114 year and 0 months

**Service Charge:** £5665 per annum

**Ground Rent:** £ 275 Annually (subject to increase)

**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.

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