

CITY PAVILION, CHILTON STREET, LONDON, E2
£1,250,000 SHARE OF FREEHOLD

HUGE TWO-BEDROOM APARTMENT - 1,807 SQ FT - SHARE OF FREEHOLD, PARKING & BALCONY

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

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DESCRIPTION:

Set within the well-regarded City Pavilion on Chilton Street, this impressive two-bedroom apartment offers exceptional scale and character, extending to an expansive 1,807 sqft. Converted from offices in the late 1990s, the building provides the kind of generous proportions that are rarely found in modern developments.

The centrepiece of the home is the vast open-plan living and entertaining space, which delivers an outstanding sense of volume and versatility perfect for both everyday living and hosting on a larger scale. Large windows flood the apartment with natural light, further enhancing the feeling of openness throughout.

The property also benefits from a sunny west facing balcony providing a private outdoor space. It also includes a designated parking space. The flat is sold with a share of the freehold, offering added long-term security and appeal.

Situated just off Brick Lane and immediately outside the Shoreditch Triangle, the apartment enjoys close proximity to the area's vibrant mix of restaurants, bars, markets and also access to the City. Despite its central location, the apartment is set within an unexpectedly quiet and peaceful environment, offering a calm retreat from the surrounding vibrancy.

Offered chain free, this substantial apartment presents an excellent opportunity for buyers seeking space, convenience, and a distinctive layout within a well-established residential building.

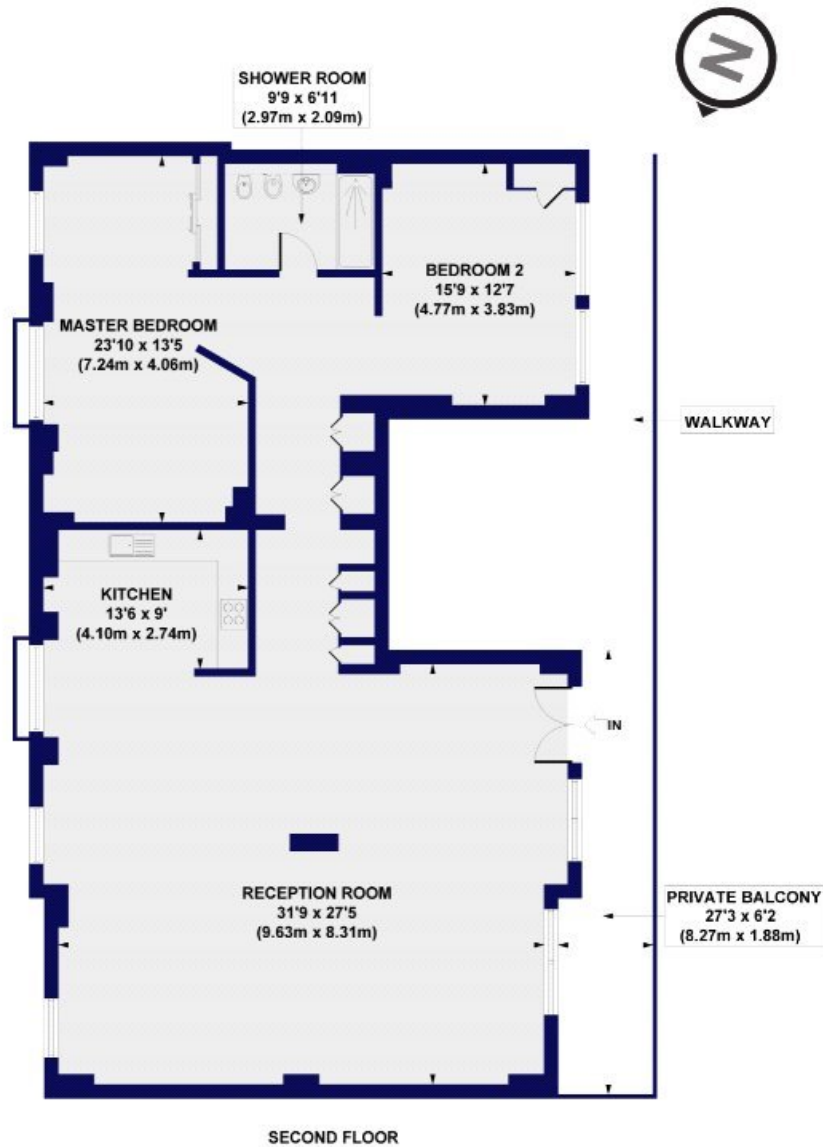
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Approx. Gross Internal Floor Area 1807 sq. ft / 167.86 sq. m



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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Share of Freehold

Service Charge: £5233.16 per annum

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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