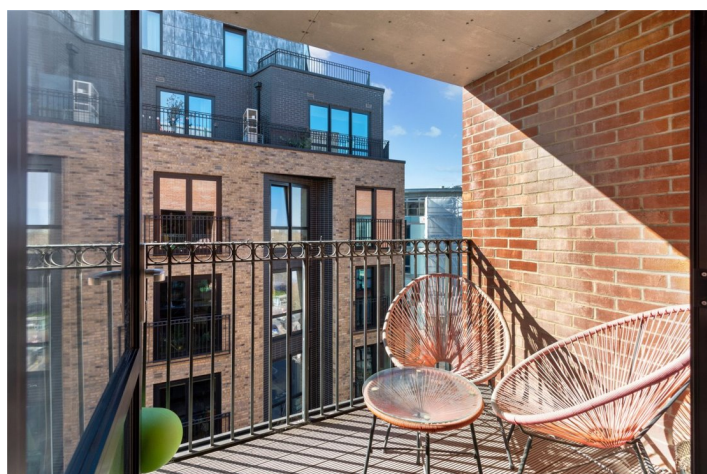




FRIESIAN HOUSE, BUCKHURST STREET, LONDON, E2
£410,000 LEASEHOLD

STYLISH ONE BEDROOM APARTMENT WITH PRIVATE BALCONY

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

This well-presented one-bedroom flat is located on the 5th floor of Friesian House on Buckhurst Street, part of a modern development built just 8 years ago. Offering 594 sq ft of well-planned living space, it combines style, practicality, and an unbeatable location.

The flat features a spacious open-plan kitchen and living area, ideal for both relaxing and entertaining. The kitchen is fully integrated with a clean, modern design. The double bedroom is a good size and opens directly onto a private balcony, offering a lovely spot for fresh air or a morning coffee.

As you enter the property, you're welcomed by two unusually large storage cupboards, providing plenty of space for coats, cleaning items, or even a bike. The building also benefits from a secure entry system, dedicated bike storage, and a communal roof terrace with great views — perfect for unwinding or socialising outdoors.

One of the standout features of this flat is its fantastic transport links. It's just a short walk to Bethnal Green Underground (Central Line), Bethnal Green Overground, and Whitechapel Station, which now includes the Elizabeth Line. This makes commuting into the City, Canary Wharf, and the West End incredibly quick and convenient, while also providing easy access to Heathrow Airport and beyond.

With excellent local transport and all the amenities of East London on your doorstep, this 594 sq ft flat is an ideal choice for first-time buyers, young professionals, or investors alike.

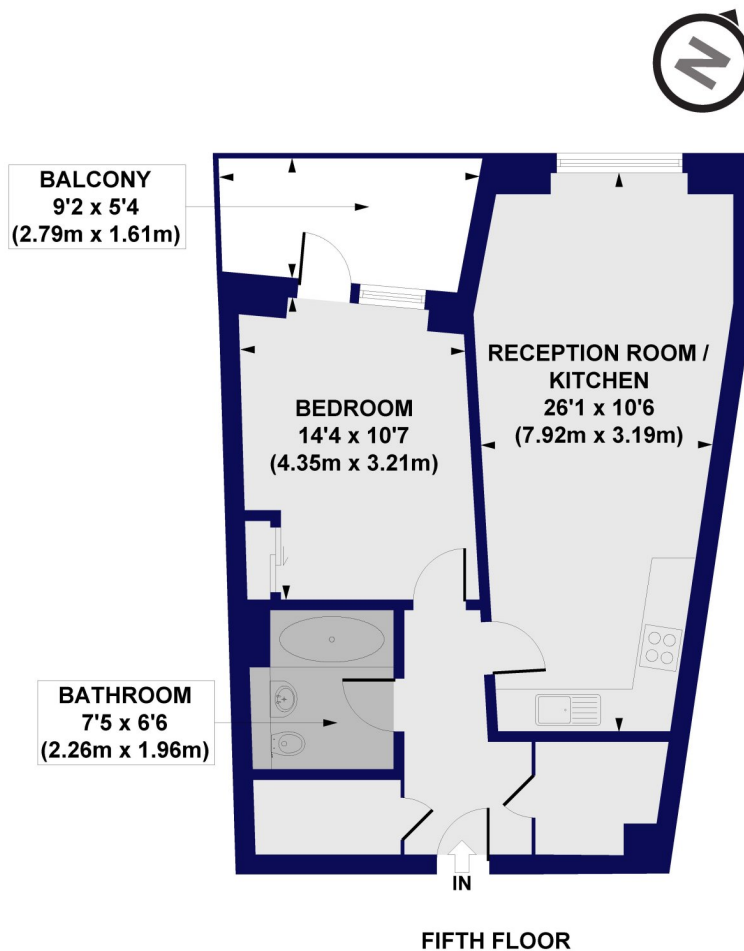
The property is also offered chain-free.

Winkworth



Winkworth

Friesian House, Buckhurst Street, E2
Approx. Gross Internal Floor Area 594 sq. ft / 55.21 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/SO250278>

Tenure: Leasehold

Term: 115 year and 11 months

Service Charge: £2491.2 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.

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

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

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.