



**VEGA HOUSE, HEMMING STREET, LONDON, E1
OFFERS IN EXCESS OF £585,000 LEASEHOLD**

MODERN TWO-BEDROOM APARTMENT WITH LARGE PRIVATE BALCONY

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DESCRIPTION:

This modern two-bedroom, one-bathroom apartment spans 679 sqft and showcases a stylish, contemporary finish throughout.

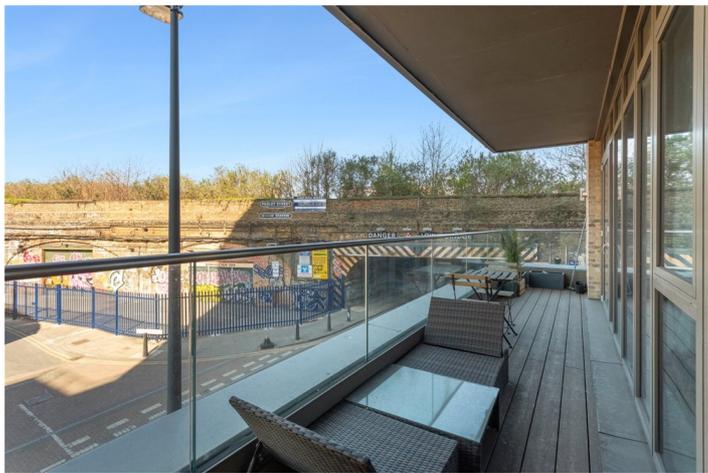
Situated on the first floor, the property features a spacious west-facing balcony accessible from both the living area and the master bedroom, allowing plenty of natural light throughout. The apartment also comprises two large bedrooms, a three-piece family bathroom, and a fully fitted kitchen.

Vega House also benefits from cycle storage, secure fob access and a communal private roof terrace offering amazing views of the London skyline.

The property is in an ideal location with an array of local amenities on Bethnal Green Road as well the boutique shops, cafes, bars and restaurants on Brick Lane, Spitalfields Market, Redchurch Street, Shoreditch High Street, Columbia Road, and Broadway Market. You have fantastic transport links with the new Elizabeth line only being 0.5 miles away at Whitechapel Station, offering easy access to Bond Street, Tottenham Court Road, Canary Wharf and Heathrow Airport. Also in close proximity are Bethnal Green and Shoreditch High Street overground stations, as well as Bethnal Green, Liverpool Street, Aldgate and Aldgate East underground stations.

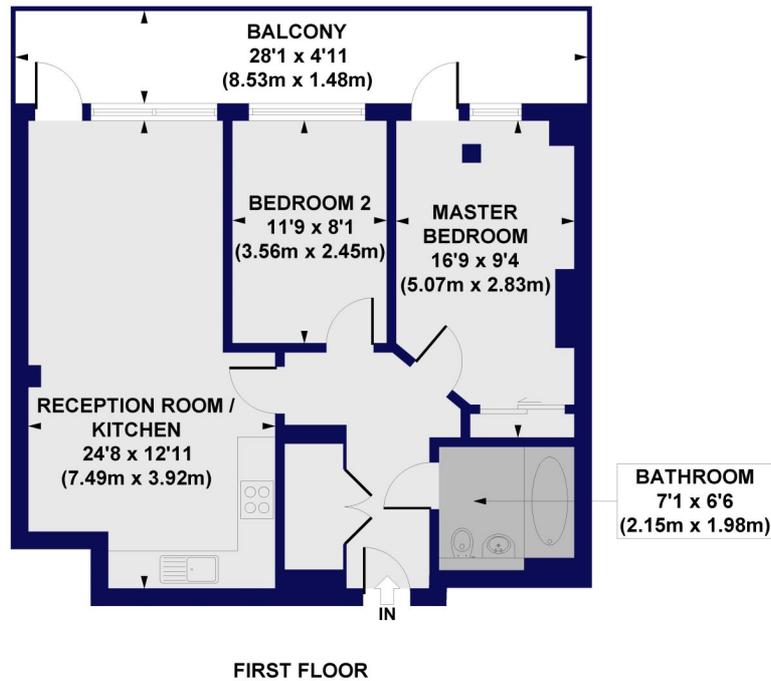
*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries. *

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Vega House, Hemming Street, E1
 Approx. Gross Internal Floor Area 679 sq. ft / 63.11 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.

Tenure: Leasehold

Term: 990 year and 10 months (Subject to change)

Service Charge: £2995.54 per annum (approx.)

Ground Rent: £ 300 Annually (Subject to review)

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.

<https://www.winkworth.co.uk/sale/property/SHO250224>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(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	

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