



SPELMAN HOUSE, SPELMAN STREET, LONDON, E1
£425,000 LEASEHOLD

SPACIOUS 3-BEDROOM FLAT CLOSE TO BRICK LANE & SHOREDITCH

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

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winkworth.co.uk



DESCRIPTION:

Set within Spelman House on Spelman Street, this well-proportioned three-bedroom flat is situated on the third floor and extends to approximately 700 sq ft.

The property comprises three bedrooms, a separate kitchen, a spacious living room and one bathroom, offering a practical and well-balanced layout. The separate kitchen and living space provide clearly defined areas for cooking, dining and relaxing, while the three bedrooms offer flexibility for family living, guests or use as a home office.

Ideally positioned for access to excellent transport links, the property provides convenient connections across London and into the City, making it particularly well suited to commuters. The vibrant neighbourhoods of Brick Lane and the Shoreditch Triangle are also close by, offering an exciting mix of independent cafés, restaurants, bars, galleries, boutiques and nightlife.

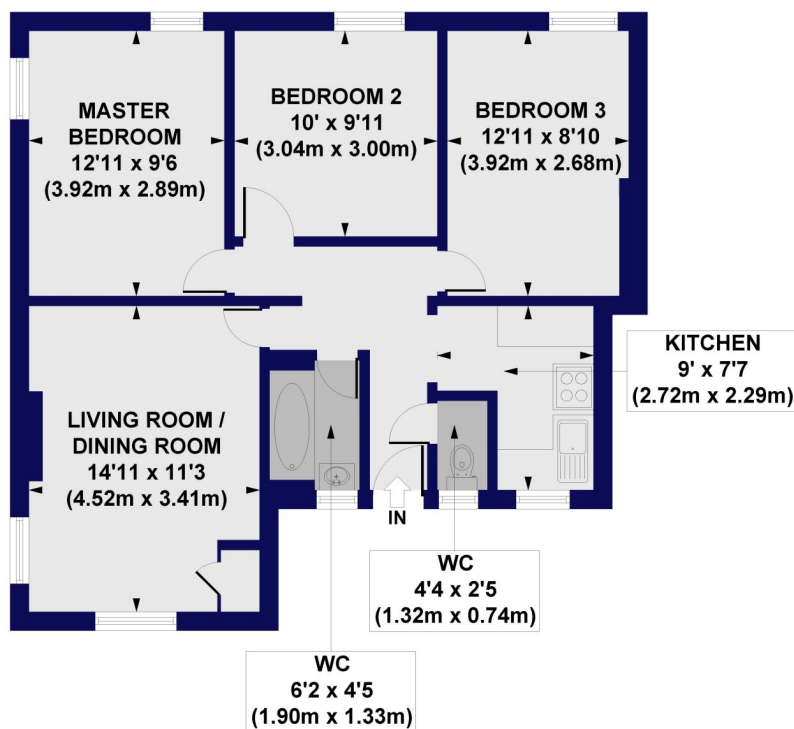
With the City, Shoreditch and Brick Lane all within easy reach, the property combines practical residential living with the best of East London's culture, dining and entertainment right on the doorstep.

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Spelman House, Spelman Street, E1
Approx. Gross Internal Floor Area 699 sq. ft / 64.87 sq. m



THIRD 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO260170>

Tenure: Leasehold

Term: 87 year and 10 months (Subject to change)

Service Charge: £2230.88 per annum (approx.)

Ground Rent: £ 10 Annually (Subject to review)

Council Tax Band:

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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