



GOWAN HOUSE, CHAMBORD STREET, LONDON, E2
£375,000 LEASEHOLD

BRIGHT AND AIRY 1-BEDROOM FLAT WITH BALCONY

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

This light-filled one-bedroom flat on the fourth floor of Gowan House is a fantastic find right in the heart of East London, just moments from the buzz of Columbia Road Flower Market.

Set on a quiet, residential street, this well-presented home offers great natural light throughout, thanks to its elevated position and large windows. One of the standout features is the private balcony – a perfect spot for your morning coffee or evening glass of wine, with far-reaching views over the surrounding area.

Inside, you'll find a spacious living room, a separate modern kitchen, a good-sized double bedroom, and bathroom. The flat has a bright, neutral feel throughout, ready for you to move straight in or put your own stamp on.

Located just a short walk from Hoxton and Shoreditch High Street Overground stations, with easy access to the City and beyond, this is a great option for first-time buyers, young professionals, or anyone looking to enjoy the best of East London living.

Lease - 114 years remaining

Service charge - £1,899 per annum approx

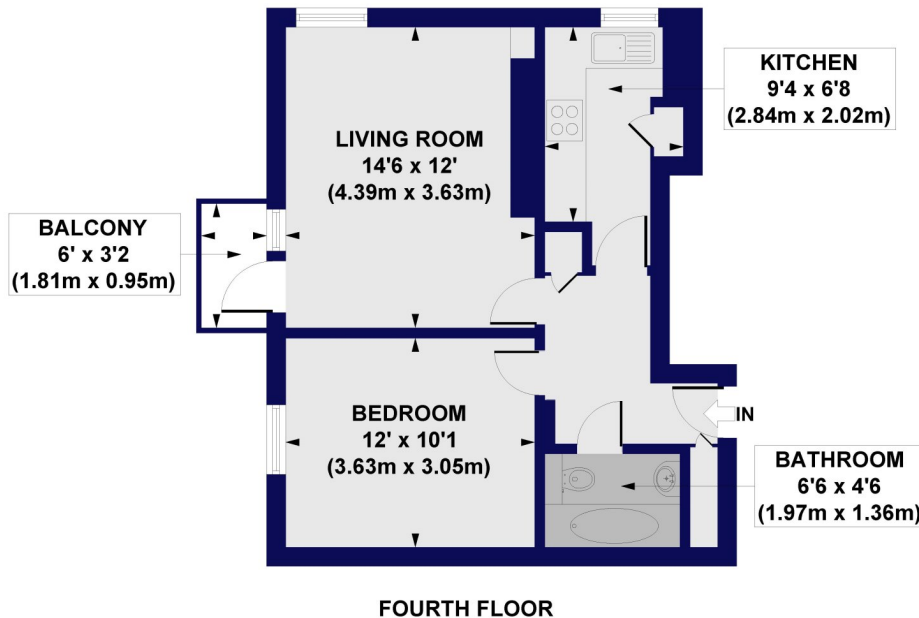
Ground rent - £10 per annum

Winkworth



Winkworth

Gowan House, Chambord Street, E2
Approx. Gross Internal Floor Area 470 sq. ft / 43.63 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO250318>

Tenure: Leasehold

Term: 113 year and 9 months

Service Charge: £1899 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: B

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

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.