



WHELER STREET, LONDON, E1
£675,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM
 APARTMENT IN THIS STUNNING
 WAREHOUSE CONVERSION.**

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

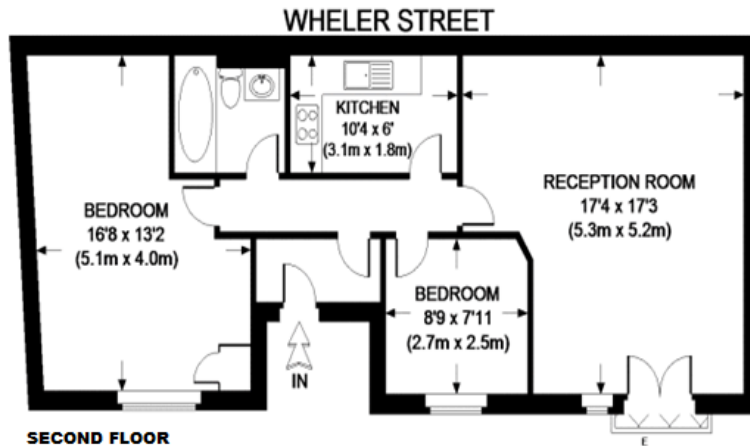
Being offered chain free is this superbly located boutique warehouse conversion situated at the Shoreditch end of Commercial Street. The building consists of 23 apartments and has an internal courtyard. Located on the second floor, and spanning over 700sqft, the flat comprises of generous living/dining space with old-warehouse style doors that open to the Juliet balcony, separate neatly fitted kitchen, family bathroom with walk-in shower and two double bedrooms, with the master bedroom benefitting from built-in storage. The property also features secure phone entry system, communal courtyard, and an on-site porter.

Situated just off Commercial Street you are in the heart of Shoreditch and a stone's throw from the famous Spitalfields market and Brick Lane with their boutique shops, pop ups, cafes, bars and restaurants at your disposal. There are also extensive developments underway in and around Shoreditch and Old Street. The property also benefits from an abundance of transport links close at hand with Shoreditch High Street (Overground) at the end of the road, Liverpool Street, Aldgate, Aldgate East and Whitechapel (Crossrail) a short walk away offering fantastic access across London.

Winkworth



Winkworth



**APPROXIMATE GROSS INTERNAL AREA =
TOTAL = 703 SQ. FT. (65.3 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

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			
(92-)	A		
(81-91)	B		
(69-80)	C	82	82
(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	

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.