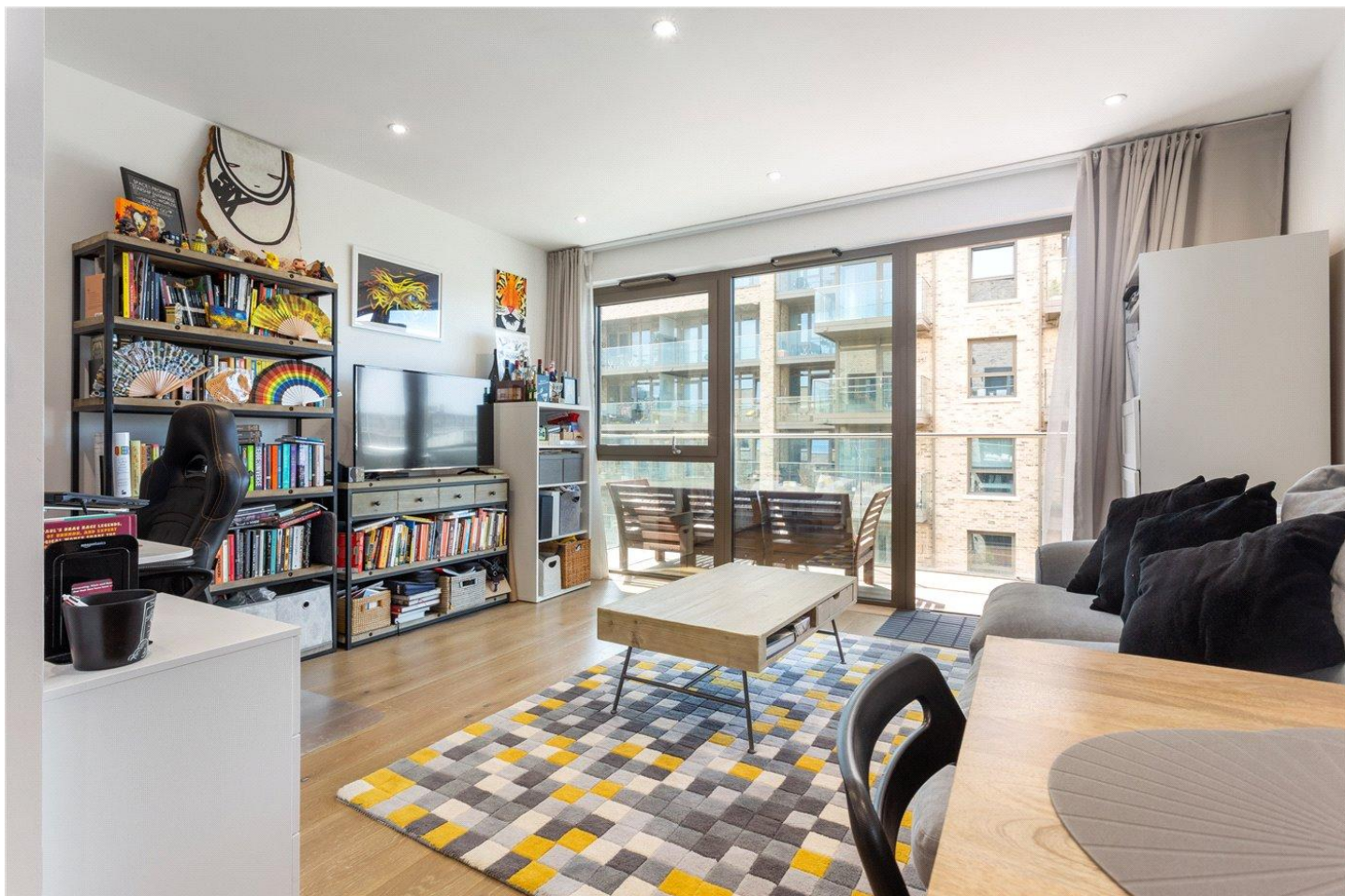




RIGEL HOUSE, HEMMING STREET, LONDON, E1  
**£475,000 LEASEHOLD**

## A NEWLY BUILT ONE BEDROOM FIFTH FLOOR APARTMENT CLOSE TO BETHNAL GREEN AND SHOREDITCH

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## DESCRIPTION:

EWS1 A1 Rated – Long Lease (992 years remaining)

Set on the 5th floor of the sought-after Rigel House in E1 5GB, this beautifully presented one-bedroom, one-bathroom apartment offers stylish modern living in the heart of East London.

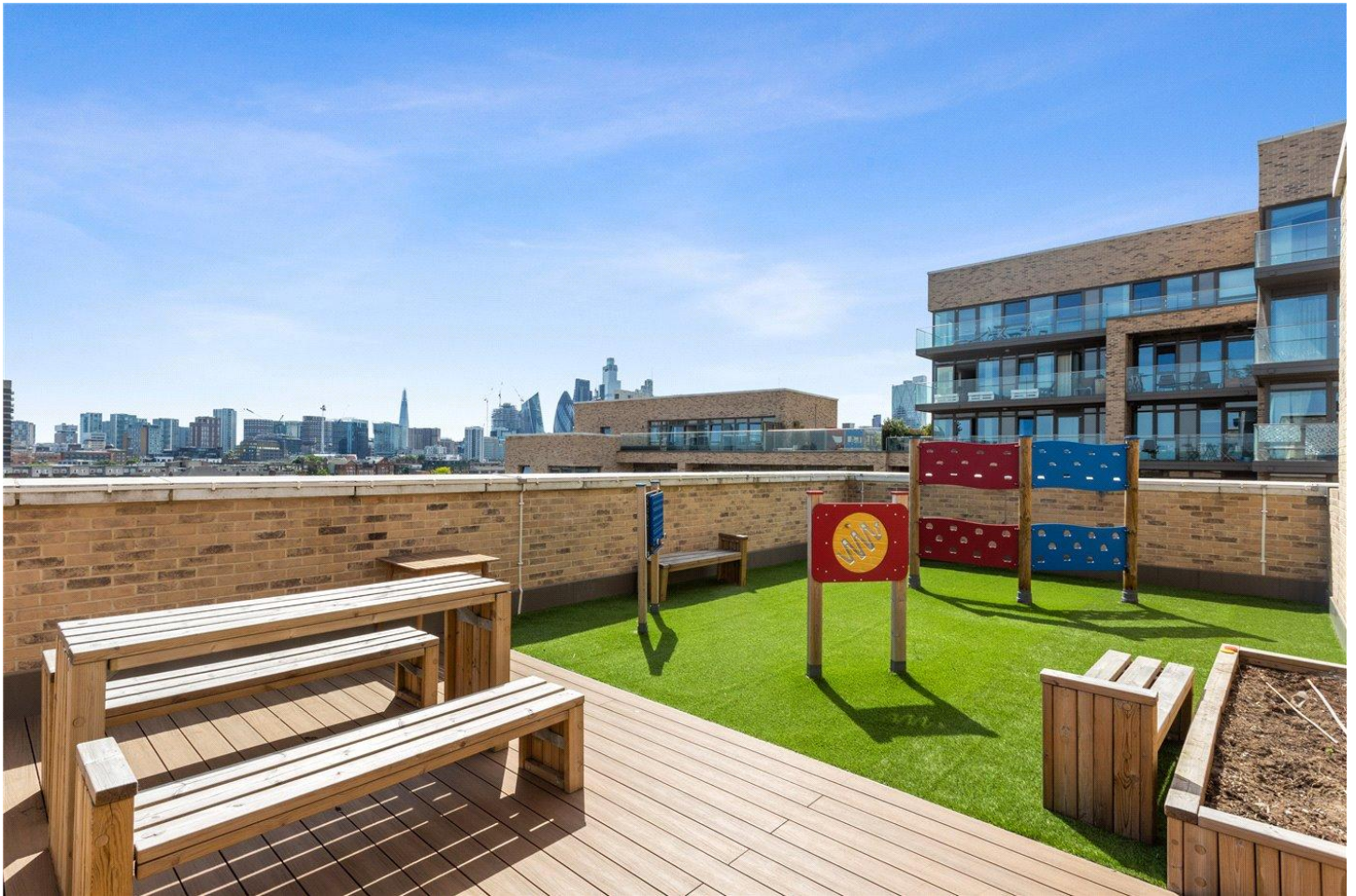
Measuring approximately 550 sq ft, the apartment features floor-to-ceiling west-facing windows that fill the space with natural light. The open-plan living area leads to a large private balcony, perfect for enjoying sunset views over the city, while the recessed kitchen is sleek and well-designed for modern living.

The spacious double bedroom includes built-in storage and easily accommodates a king-size bed. The property also benefits from underfloor heating throughout, a contemporary bathroom, and a large utility cupboard providing excellent storage.

Residents of Rigel House enjoy access to secure cycle storage and a stunning communal roof terrace with panoramic views across Canary Wharf and the City of London.

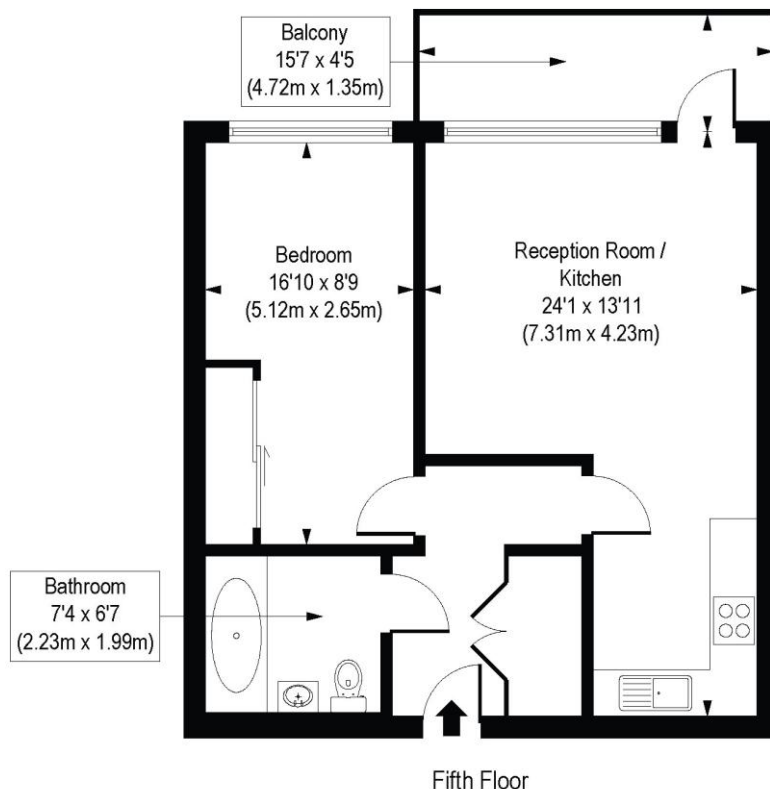
Ideally located, the apartment sits moments from Bethnal Green Road and close to the independent shops, cafés, and restaurants of Brick Lane, Spitalfields, and Shoreditch. Excellent transport connections include Bethnal Green and Shoreditch High Street stations, along with Whitechapel (Crossrail), Liverpool Street, Aldgate, and Aldgate East, all within easy reach.

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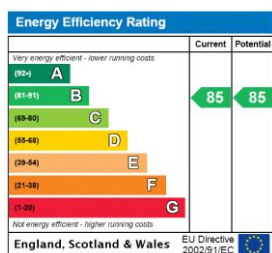
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**Rigel House, Hemming Street, E1**  
 Approx. Gross Internal Floor Area 552 sq. ft / 51.27 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



<https://www.winkworth.co.uk/sale/property/SHO220202>

**Tenure:** Leasehold

**Term:** 992 year and 7 months

**Service Charge:** £2000.98 per annum

**Ground Rent:** £ 250 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.

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