



CHAPTER HOUSE, DUNBRIDGE STREET, LONDON, E2
'OFFERS IN EXCESS' £415,000 LEASEHOLD

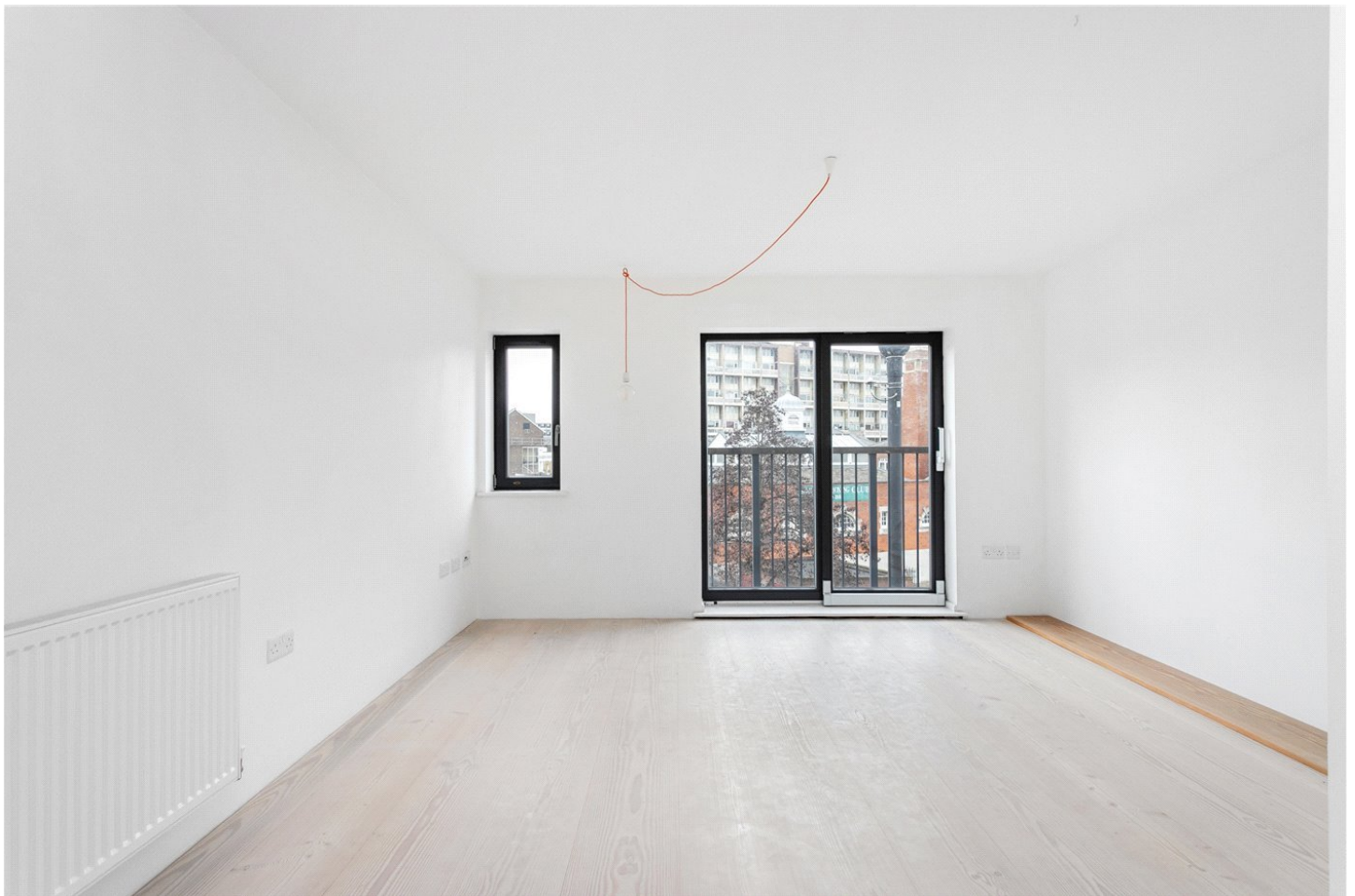
HIGHLY DESIRABLE ONE BEDROOM APARTMENT WITH JULIET BALCONY JUST OFF BRICK LANE

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

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DESCRIPTION:

A stylish one-bedroom apartment in a modern development in Chapter House, located just off Cheshire Street and the ever-popular Brick Lane.

The property is in excellent decorative order throughout. It features a spacious open-plan living area with a contemporary fully integrated kitchen, a large double bedroom, a bathroom with bath and shower combo, a storage and laundry space, as well as an entrance hall. The large tilt-and-slide glazing provides plenty of natural light and ventilation to the property. It also opens up to a Juliet balcony and the charming views of the Brick Lane and Fournier Street Conservation Area beyond.

The property benefits from bespoke full-length Dinesen Douglas fir solid timber flooring throughout. The beautiful and elegant expression created by the extraordinary dimensions of the floor planks is a rare find in London. The property also features a video intercom entry system, lift access, secure cycle parking and access to a secluded private communal garden. One additional advantage of the property is that it is being marketed chain free.

Located moments from Brick Lane, the property is enviably positioned in a quiet residential neighbourhood while being a stone's throw away from some of London's world-famous cultural, culinary and social hotspots. Shoreditch, Spitalfields, Columbia Road Flower Market, Whitechapel and Bethnal Green are all within a few minutes away on foot.

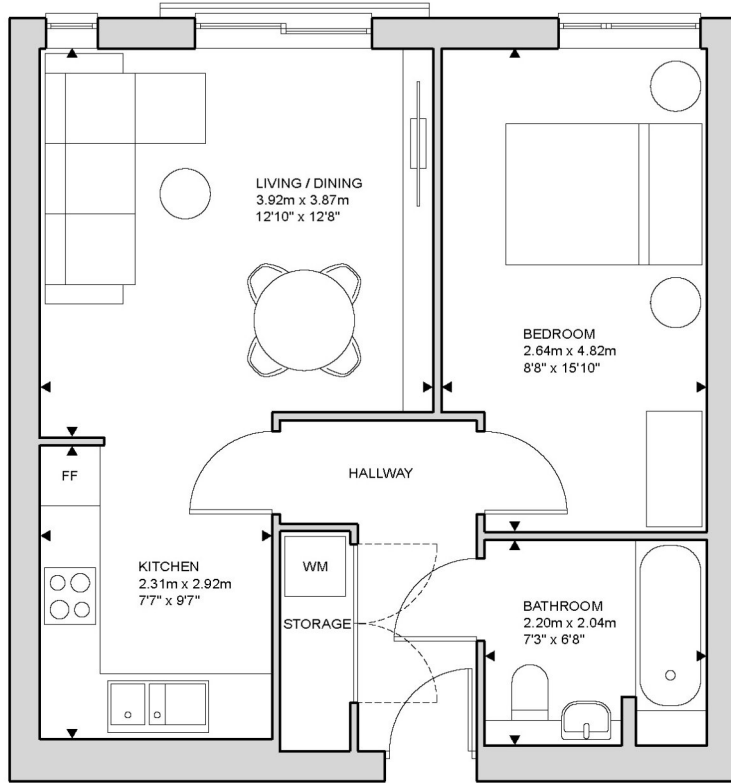
Weavers Fields, the largest green space in Bethnal Green, is located 200m away from the property. Further afield, there are some fantastic green escapes such as Haggerston Park, London Fields and Victoria Park – one of London's favourite parks.

The property has excellent transport links too. Shoreditch High Street, Whitechapel, Bethnal Green, Liverpool Street, Aldgate and Aldgate East stations are all within a comfortable walk away from the property. The brand-new Elizabeth Line is also a gamechanger – it now provides superfast connections between the area and the West End, Canary Wharf, Heathrow Airport and beyond. The area is served by numerous bus routes too!

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SECOND FLOOR

CHAPTER HOUSE, 18 DUNBRIDGE STREET, LONDON E2

APPROXIMATE GROSS INTERNAL AREA: 48.5 sq. m. (522 sq. ft.)



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of 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	82	82
(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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