



ALBION YARD, WHITECHAPEL ROAD, LONDON, E1
£575,000 LEASEHOLD

A RARE TO MARKET TWO BEDROOM APARTMENT WITHIN A CONVERTED BREWERY

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

Being offered chain free, a fantastic Grade II Listed period property situated within a converted Brewery in the heart of Whitechapel. Located on the first, second and third floors, this apartment is flooded with natural light featuring high ceilings, sash windows and two unique spiral staircases leading to the reception room and another to the second bedroom. This property comprises of large storage cupboard, a generous sized reception room, separate fitted kitchen, and en-suite master bedroom. The development also boasts an impressive communal roof terrace with views of the city.

The property is in an enviable location being a stone's throw from Whitechapel Station (Crossrail, District, Hammersmith & City, East London lines). You are also within a short distance to Aldgate, Aldgate East and Liverpool Street underground stations and Shadwell DLR and Cambridge Heath stations, providing unrivalled access across the City and beyond. In addition, you have a vast range of local amenities on your doorstep including Brick Lane, Spitalfields and Whitechapel markets with an abundance of boutique shops, cafes, bars and restaurants, as well as a Sainsbury's Superstore.

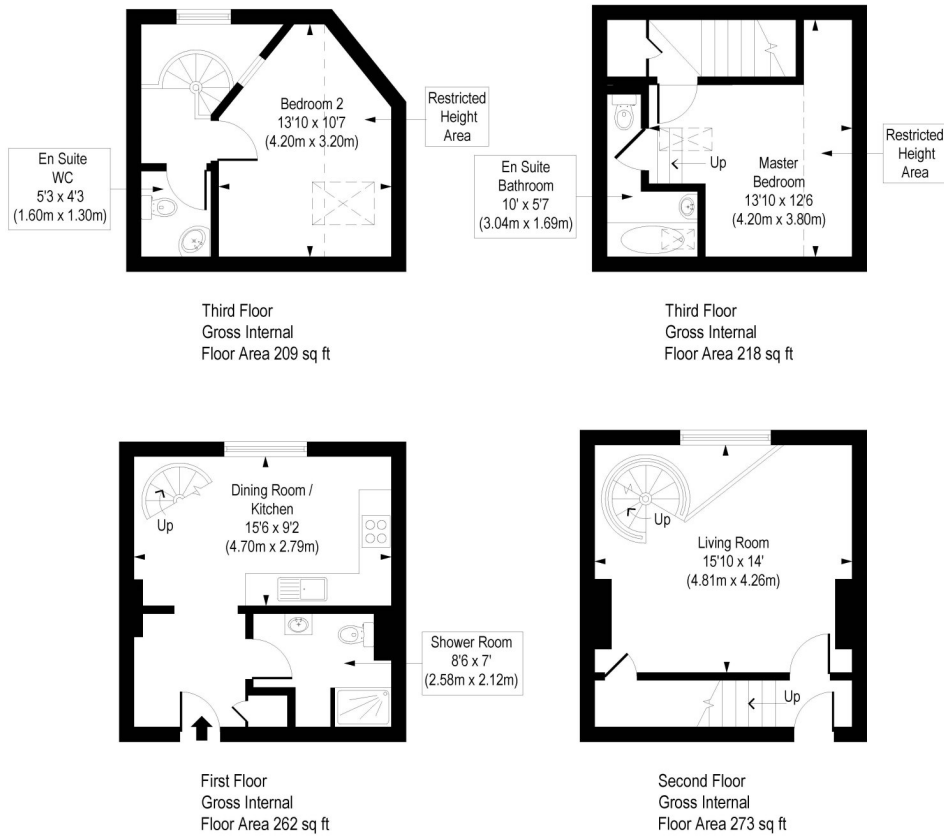
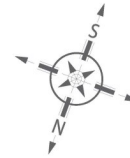
Winkworth



Winkworth

Albion Yard, Whitechapel Road, E1

Approx. Gross Internal Floor Area 926 sq. ft / 86.05 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 872 sq. ft / 80.97 sq. m (Excluding Restricted Height Area)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(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.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.