

HARKNESS HOUSE, CHRISTIAN STREET, LONDON, E1  
£300,000 LEASEHOLD

## BRIGHT WEST-FACING TWO-BEDROOM APARTMENT IN HARKNESS HOUSE

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## DESCRIPTION:

Situated in Harkness House on Christian Street, this well-proportioned two-bedroom apartment occupies the fifth floor and offers 518 sqft of thoughtfully arranged living space.

The property features a bright west-facing open-plan kitchen and living area, providing excellent natural light throughout the afternoon and evening, ideal for relaxing or entertaining. The kitchen is seamlessly integrated into the living space, creating a modern and sociable layout.

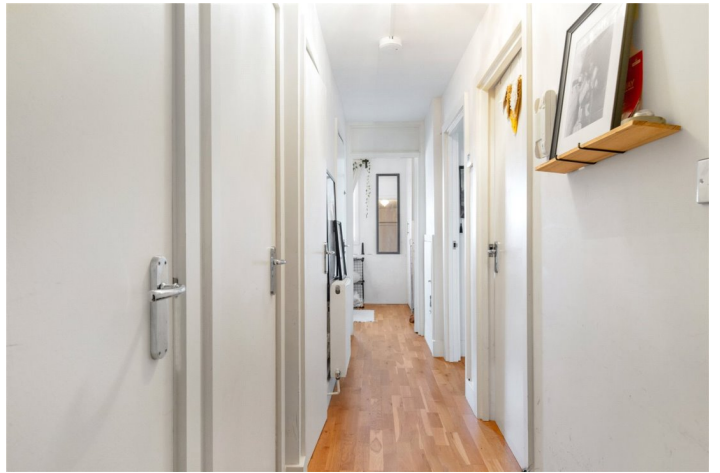
There are two comfortable double bedrooms, both well-sized and versatile, suitable for use as bedrooms, guest accommodation, or a home office. A modern bathroom completes the apartment.

Positioned on the fifth floor, the flat benefits from an elevated outlook and an abundance of natural light. Ideally located on Christian Street, the property enjoys convenient access to local amenities, transport links, and the vibrant surrounding area.

A superb opportunity for first-time buyers, investors, or those seeking a well-located London home.

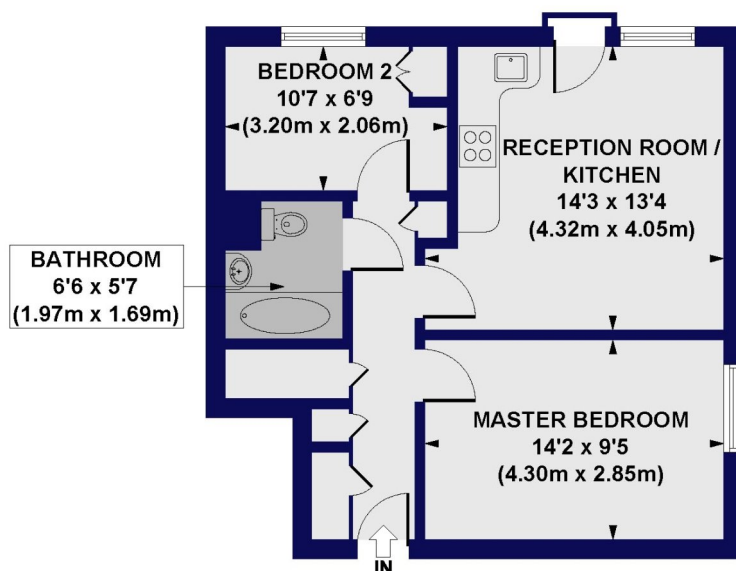
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**Harkness House, Christian Street, E1**  
**Approx. Gross Internal Floor Area 518 sq. ft / 48.09 sq. m**



**FIFTH FLOOR**

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.

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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             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



<https://www.winkworth.co.uk/sale/property/SHO240391>

**Tenure:** Leasehold

**Term:** 100 year and 0 months (Subject to change)

**Service Charge:** £0 per annum (approx.)

**Ground Rent:** £ 0 Annually (Subject to review)

**Council Tax Band:**

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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