



CAROLINE ADAMS HOUSE, PEDLEY STREET, LONDON, E1
£550,000 LEASEHOLD

FANTASTIC TWO DOUBLE BEDROOM APARTMENT WITH PRIVATE WEST-FACING BALCONY

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

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DESCRIPTION:

A light and bright, two double bedroom, second floor apartment, situated within a contemporary development just off Brick Lane and benefits from private north facing balcony and secure entry system.

The property comprises an entrance hall, two generously sized double bedrooms, a family bathroom with white three-piece suite, tiled flooring, and a bath with shower over attachment and an open plan kitchen/living room with wood effect flooring, washing machine, dishwasher, full length fridge/freezer, and floor to ceiling windows with access to a private west-facing balcony which floods the property with natural light.

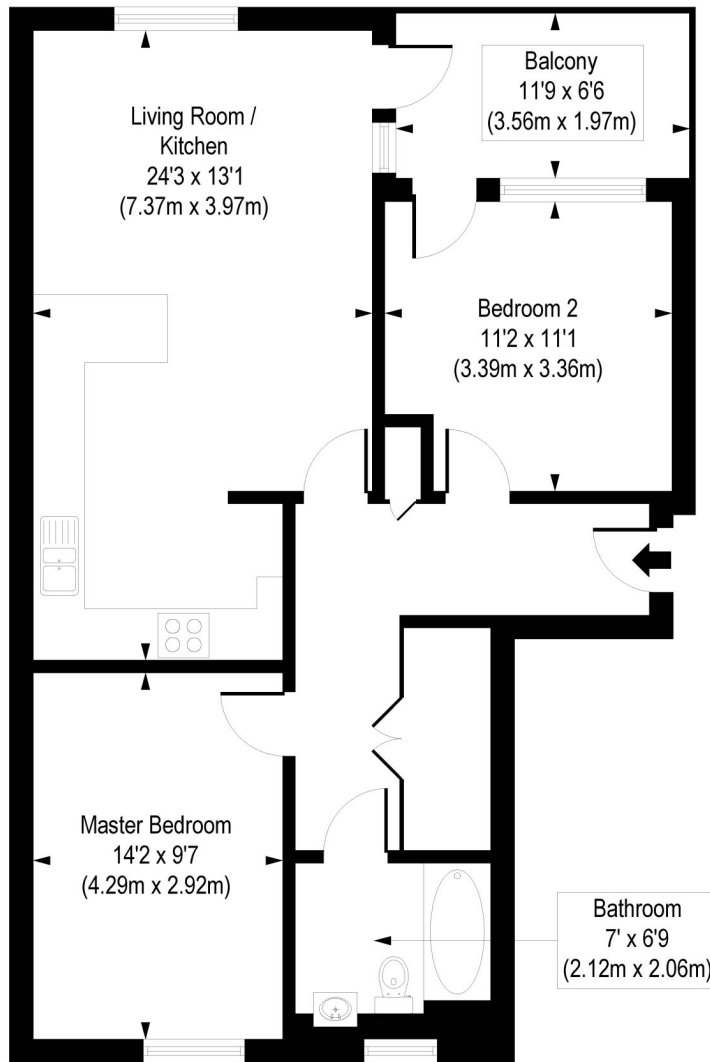
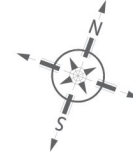
Pedley Street is in a very central location between Shoreditch, Bishopsgate, Bethnal Green and Whitechapel (Crossrail) offering easy access into the City by foot or by the variety of transports links close by. You are within walking distance to Shoreditch High Street Station, Bethnal Green Underground and Overground stations, Whitechapel Station, Aldgate East and Liverpool Street, putting it one stop from the City, Canary Wharf and Stratford, whilst being on a direct line to Heathrow Airport. You also have a wealth of local amenities with Brick Lane, Columbia Road, Spitalfields City Farm and Spitalfields Market all within close proximity.

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Caroline Adams House, Pedley Street, E1
 Approx. Gross Internal Floor Area 758 sq. ft / 70.40 sq. m



Second Floor

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)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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