



FOLGATE STREET, LONDON, E1
£597,000 LEASEHOLD

SPACIOUS 700 SQ FT TWO-BEDROOM TWO-BATHROOM APARTMENT MOMENTS FROM THE CITY

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DESCRIPTION:

Positioned on the second floor of a well-maintained development on sought-after Folgate Street, this spacious two-bedroom, two-bathroom apartment extends to approximately 700 sqft and offers an excellent opportunity to acquire a home in the heart of vibrant Spitalfields.

The building, dating back to the 1990s, has been immaculately cared for over the years, and the apartment itself has been exceptionally well kept, offering a clean and comfortable living environment.

The accommodation comprises a bright reception room, a separate fitted kitchen, two well-proportioned double bedrooms and two bathrooms, creating a practical layout well suited to both owner-occupiers and investors alike. Further benefits include a secure allocated parking space and porter service, adding convenience and security rarely found in such a central location.

Folgate Street is enviably positioned in the very heart of Spitalfields, moments from the renowned Spitalfields Market, Brick Lane and Shoreditch, with an outstanding selection of independent cafés, restaurants, boutiques and cultural attractions on the doorstep. The property also sits adjacent to the City of London, making it ideal for professionals seeking easy access to the financial district.

Liverpool Street Station is just a short walk away, offering exceptional connectivity across London and beyond via the Elizabeth line, Central, Circle, Hammersmith & City and Metropolitan Underground lines, as well as London Overground and National Rail services. This outstanding transport access provides fast links to Canary Wharf, the West End, Heathrow Airport and key destinations across the capital, further enhancing the appeal of this superbly located apartment.

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Folgate Street, E1
Approx. Gross Internal Floor Area 700 sq. ft / 65.06 sq. m



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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO260120>

Tenure: Leasehold

Term: 121 year and 8 months (Subject to change)

Service Charge: £5,124 per annum (approx.)

Ground Rent: £ 275 Annually (Subject to review)

Council Tax Band: F

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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