

BACK CHURCH LANE, LONDON, E1  
**£450,000 LEASEHOLD**

## 2 BEDROOM GROUND FLOOR FLAT WITH CONCIERGE, TENNIS COURT ACCESS & PRIVATE PARKING

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### DESCRIPTION:

Situated on the ground floor of a well-maintained development on Back Church Lane, this bright and versatile 2-bedroom, 1-bathroom flat offers 688 sq ft of well-proportioned living space in the heart of Aldgate.

The property features a spacious open-plan living and dining area, two generous double bedrooms, a separate kitchen, and a well-kept bathroom. While the flat is in good condition throughout, it also offers scope for modernisation—presenting an excellent opportunity for buyers to add their own style and value.

Further benefits include off-street parking, a concierge service, and rare access to a private on-site tennis court, offering both convenience and lifestyle in a central London setting.

Ideally located just a short walk from Aldgate, Tower Hill, and Whitechapel stations, the flat is perfectly positioned for City professionals. Nearby attractions include Brick Lane, Spitalfields Market, and the Tower of London—making this a truly vibrant and well-connected location.

Perfect for first-time buyers, investors, or anyone looking to personalise a home in a high-demand area.

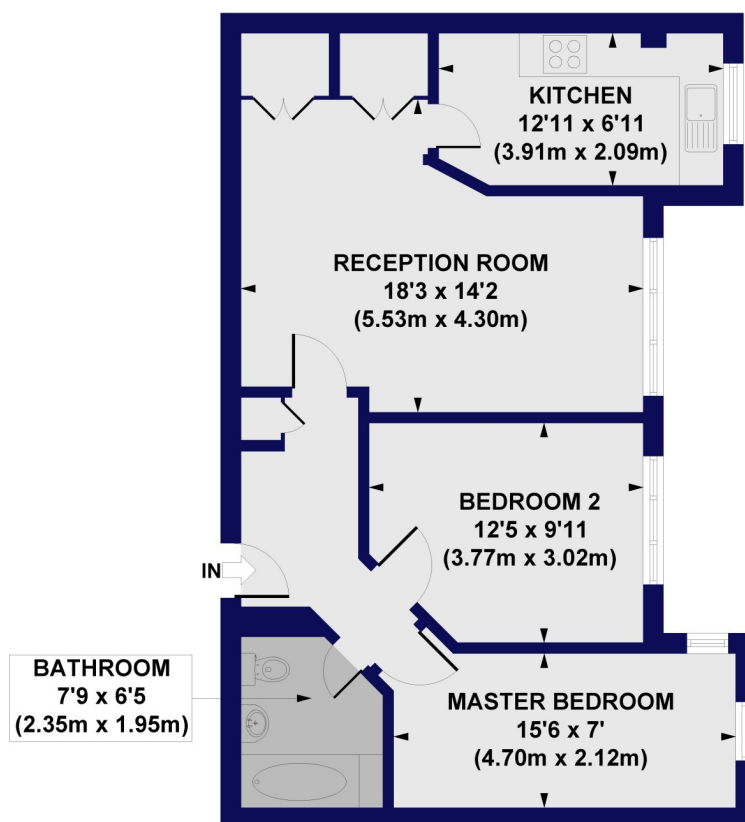
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**Back Church Lane, E1**  
**Approx. Gross Internal Floor Area 688 sq. ft / 63.89 sq. m**



**GROUND 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250383>

**Tenure:** Leasehold

**Term:** 113 year and 0 months

**Service Charge:** £2484 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** E

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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