



WHELER STREET, LONDON, E1
£950,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM
MAISONETTE IN A STUNNING WAREHOUSE
CONVERSION

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DESCRIPTION:

Offered chain free, this beautifully renovated two-bedroom maisonette is set within a boutique warehouse conversion at the Shoreditch end of Commercial Street. The building comprises just 23 apartments and benefits from a peaceful internal courtyard.

The property underwent an extensive renovation in 2021 with significant investment, resulting in a turnkey home that is materially superior to much of the surrounding stock.

Arranged over two floors and offering larger-than-average square footage for a two-bedroom maisonette, the layout provides a more house-like feel. The ground floor features a generous dual-aspect living and dining space with double doors opening onto the communal courtyard, ideal for relaxing and bicycle storage. The kitchen is fully fitted with solid wooden doors and quality integrated appliances, including Bosch white goods and a Neff oven and microwave. Engineered oak flooring with insulated underlay runs throughout.

The second floor comprises two large double bedrooms with fitted wardrobes, a modern family bathroom with a walk-in shower, and a separate office/box room. This additional space benefits from approved planning permission to add a window to the external wall, allowing for conversion into a third bedroom at an estimated cost of circa £4,000, offering an attractive value-add opportunity.

The property represents one of the most competitively priced opportunities on a price-per-square-foot basis in the area for a property of this style and calibre and also benefits from the option of a secure gated parking space available to rent nearby.

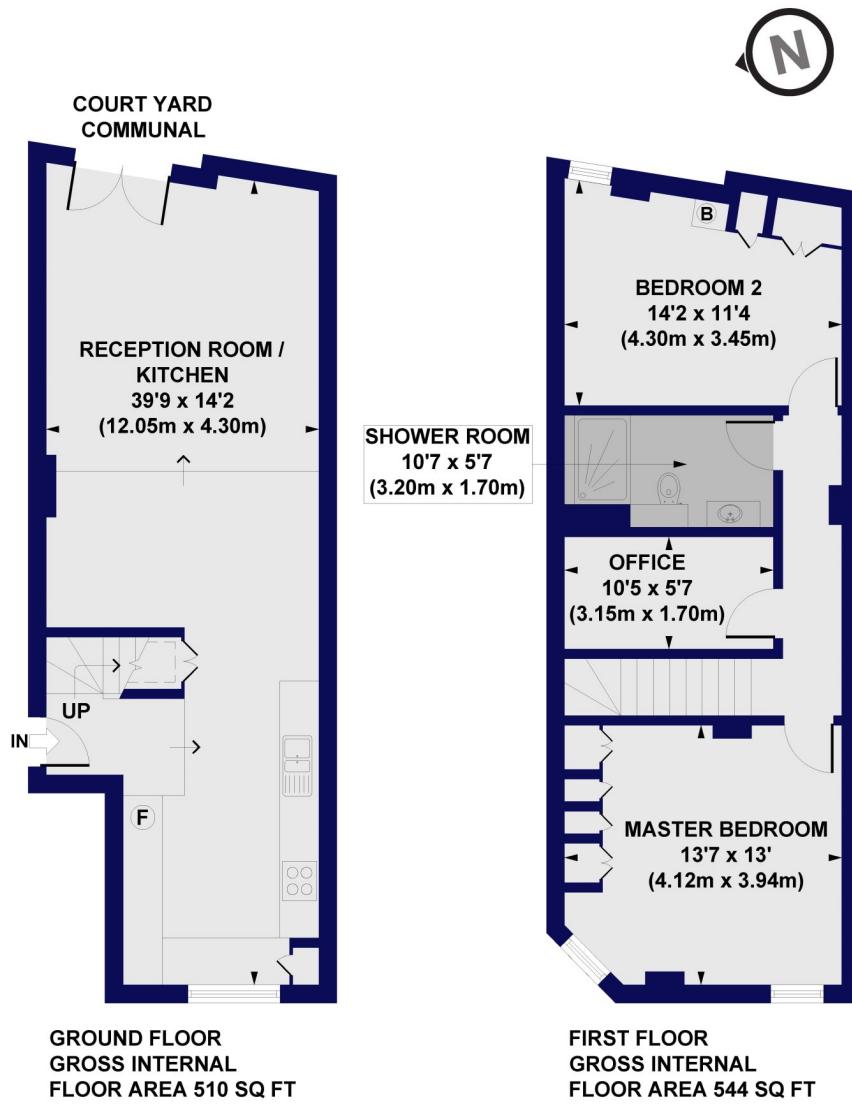
Ideally located just off Commercial Street, the property sits in the heart of Shoreditch, moments from Spitalfields Market and Brick Lane, with an exceptional range of shops, cafés, bars, and restaurants. Transport links are excellent, with Shoreditch High Street (Overground), London Liverpool Street, Aldgate, Aldgate East, and Whitechapel (Elizabeth Line) all within easy walking distance.

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Wheler Street, E1
Approx. Gross Internal Floor Area 1120 sq. ft / 104 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.

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	(A)		
(B)	(B)		
(C)	(C)		
(D)	(D)		
(E)	(E)		
(F)	(F)		
(G)	(G)		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	80
EU Directive 2002/91/EC			

<https://www.winkworth.co.uk/sale/property/SHO220280>

Tenure: Leasehold

Term: 98 year and 0 months

Service Charge: £4693 per annum

Ground Rent: £ 400 Annually

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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