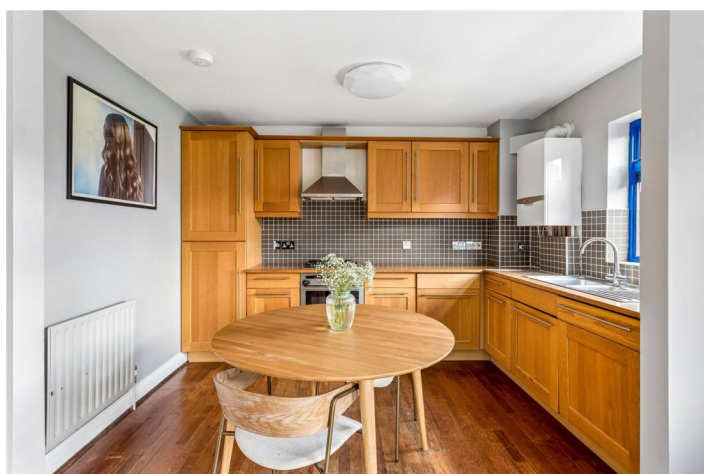




OLD MONTAGUE STREET, LONDON, E1
£499,999 SHARE OF FREEHOLD

**BRIGHT TWO-BEDROOM APARTMENT WITH
 SOUTH-FACING PRIVATE BALCONY & SHARE
 OF FREEHOLD - OLD MONTAGUE STREET, E1**

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

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DESCRIPTION:

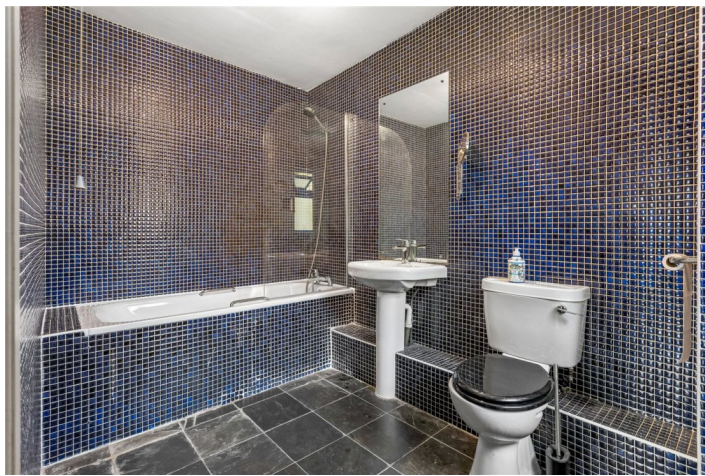
Situated on the top (third) floor, this bright and well-proportioned two-bedroom apartment extends to approximately 751 sq ft and offers an excellent balance of space, natural light and modern living.

The property comprises two generous double bedrooms, a well-appointed family bathroom, and a spacious open-plan kitchen and reception room. The living area enjoys a desirable south facing aspect, allowing for an abundance of natural light throughout the day, and opens directly onto a private balcony, creating an ideal space for relaxing or entertaining.

Further benefits include a share of the freehold, and the property is offered to the market chain free, making it an attractive opportunity for both owner-occupiers and investors alike.

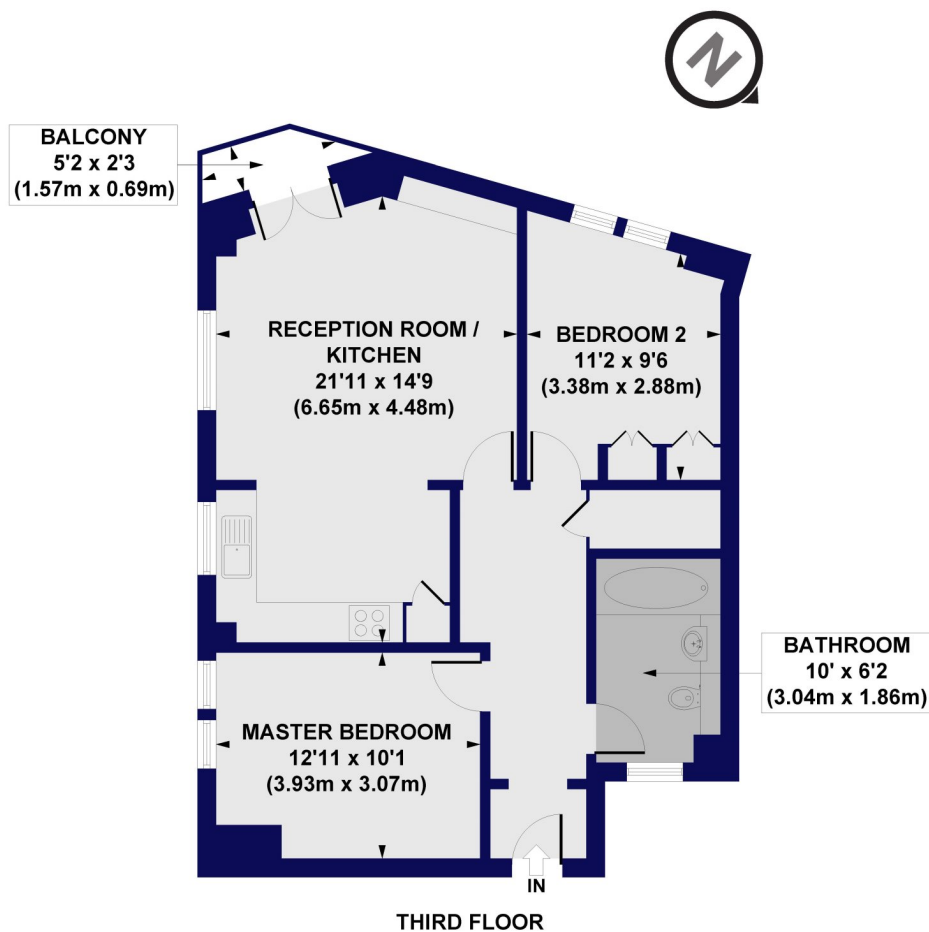
Perfectly positioned on Old Montague Street, the apartment is moments from the vibrant atmosphere of Brick Lane, with its renowned restaurants, cafés, markets and independent boutiques, while the fashionable bars, shops and nightlife of Shoreditch are also within easy walking distance. The City is close by, making this an ideal home for professionals seeking a convenient commute. Excellent transport links, including Aldgate East, Liverpool Street and Whitechapel stations, provide access to the Elizabeth, Central, District, Hammersmith & City, Metropolitan, Overground and National Rail services, offering fast connections across London and beyond.

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Old Montague Street, E1
Approx. Gross Internal Floor Area 751 sq. ft / 69.78 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		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO260168>

Tenure: Share of Freehold

Term: 989 year and 10 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

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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