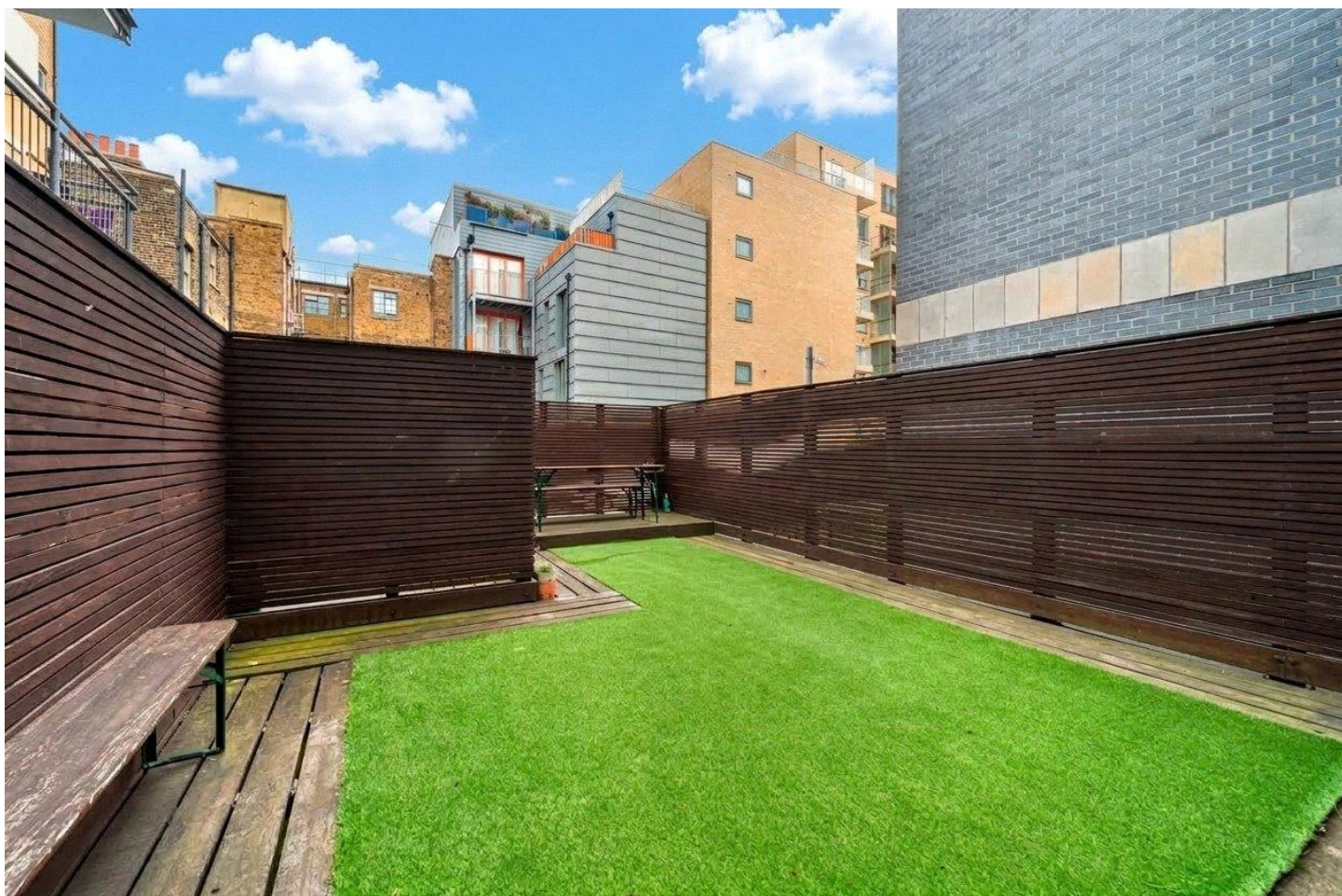




LAVENDER HOUSE, RATCLIFFE CROSS STREET, LONDON, E1
£550,000 LEASEHOLD

THREE-BEDROOM APARTMENT WITH AN EXCEPTIONALLY LARGE PRIVATE TERRACE IN E1.

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

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DESCRIPTION:

Tucked away within Lavender House, this generous three-bedroom apartment offers the space, flexibility and outside living that is increasingly hard to find in such a well-connected East London setting.

Step inside and the layout immediately lends itself to modern city living. At its heart is a welcoming reception room, a natural place to unwind at the end of the day, host friends for dinner or create a comfortable space for working from home. The three bedrooms provide genuine versatility, whether you are looking for room to grow, space for guests, a dedicated study or accommodation that works well for sharers.

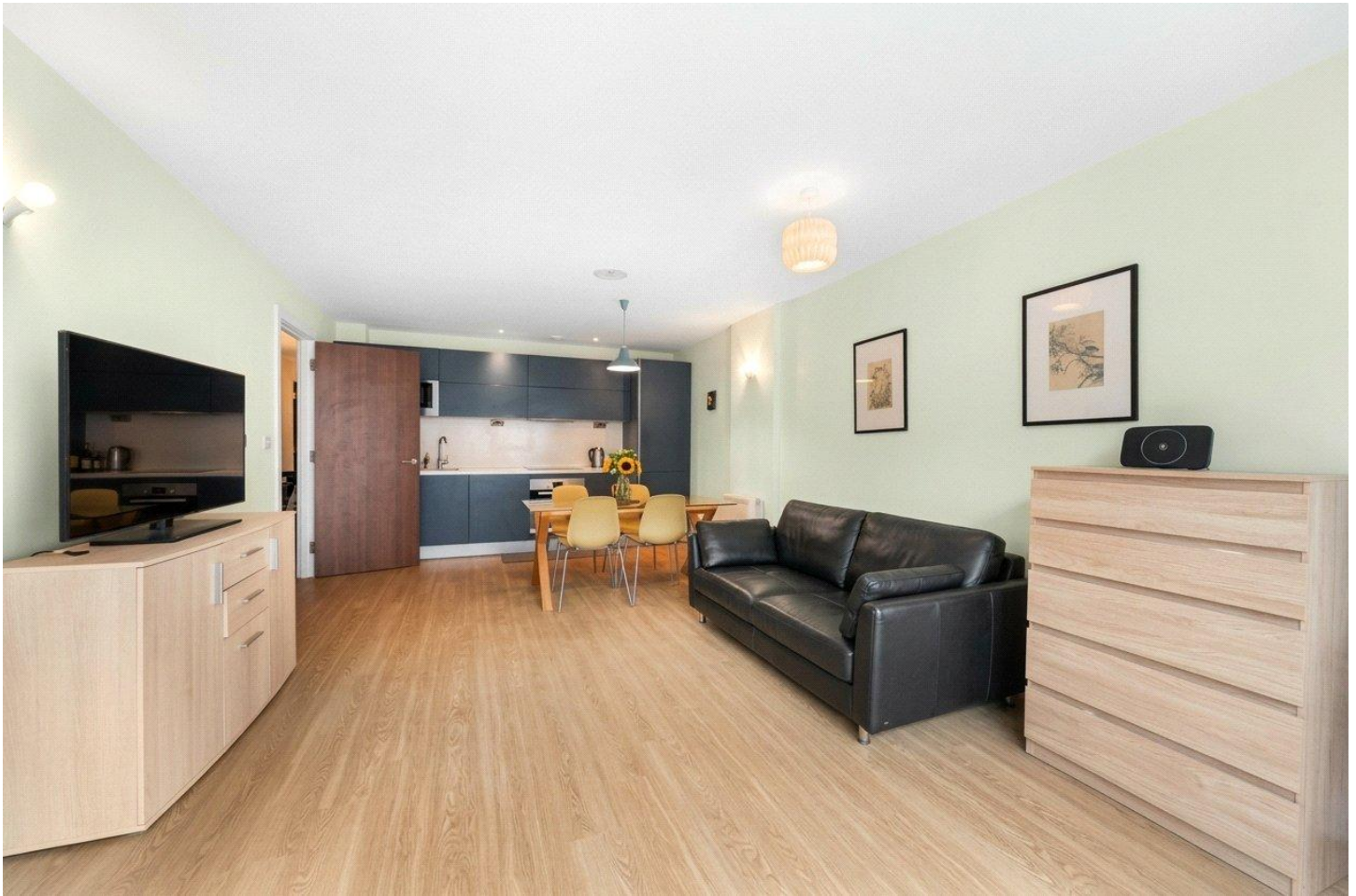
A real highlight of the home is the exceptionally large private terrace. This impressive outdoor space extends the living area beyond the apartment itself, offering plenty of room for morning coffee, evening drinks, al fresco dining or simply enjoying a quieter moment above the city. It is a rare feature in this location and gives the property a sense of space that is difficult to replicate.

With two bathrooms, the apartment is thoughtfully arranged for busy mornings and easy everyday living. The practical layout gives each room a clear purpose while leaving scope for a buyer to make the home their own.

Lavender House sits on Ratcliffe Cross Street, ideally placed for those who want the energy of East London close by while remaining within easy reach of the City and Canary Wharf. From weekday commutes to weekends exploring the independent cafés, restaurants and cultural spots nearby, this is a location that makes day-to-day life feel effortlessly connected.

Held leasehold and with an EPC rating of B, this is a versatile home with the proportions, outdoor space, location and potential to suit a wide range of buyers.

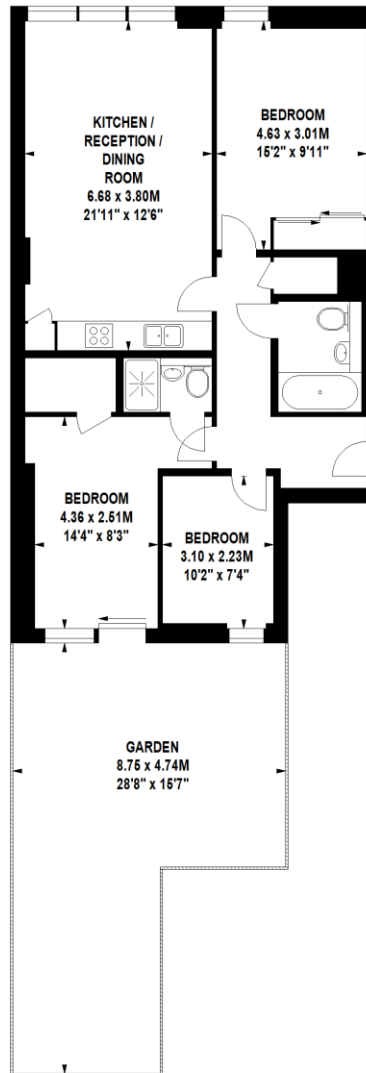
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Lavender House, Ratcliffe Cross Street, E1

Approximate Gross Internal Area 82 sq.m / 883 sq. ft



First Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing. © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

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	82 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/CLS261838>

Tenure: Leasehold

Term: 108 year and 11 months (Subject to change)

Service Charge: £3244 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

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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