



**CARILLON COURT, GREATOREX STREET, LONDON, E1  
£490,000 LEASEHOLD**

**A MODERN GROUND FLOOR TWO BEDROOM,  
TWO BATHROOM APARTMENT IN THIS  
ATTRACTIVE PRIVATE DEVELOPMENT.**

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## DESCRIPTION:

A stylish and modern two-bedroom, two-bathroom apartment in a secure gated development located between the ever-desirable Brick Lane and Spitalfields market.

The property comprises entrance hall, storage space, fully fitted open plan kitchen with built in appliances including fridge/freezer, electric hob, washing machine, family bathroom, bright and airy open plan living room, master bedroom with en suite bathroom with a further second double bedroom. The development also offers communal courtyard gardens, two communal roof terraces, a phone entry system and lift access.

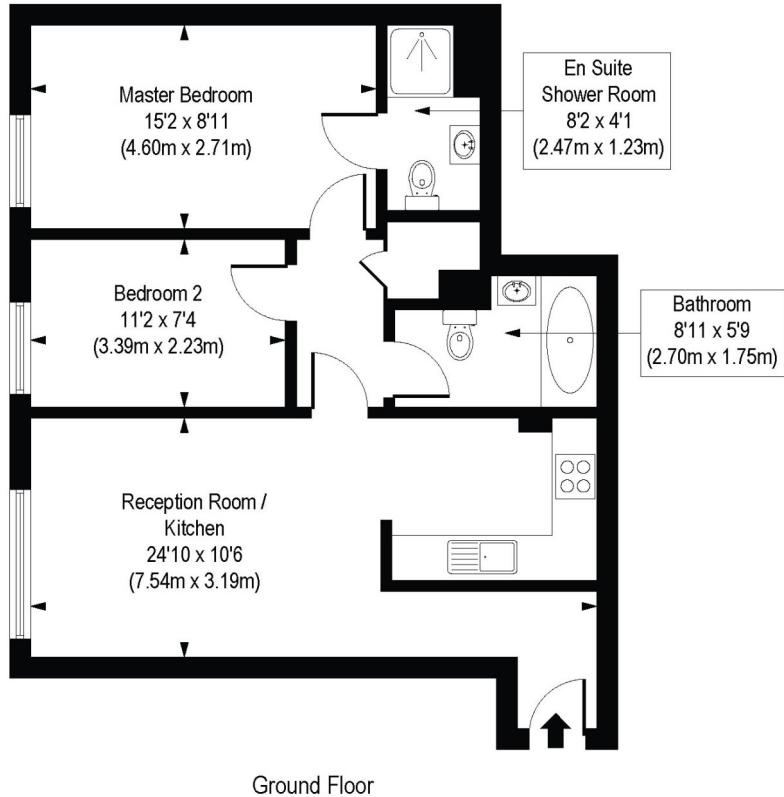
The property is ideally positioned between Brick Lane and Spitalfields market. Offering a vast range of local amenities, shops, cafes, bars and restaurants with Shoreditch High Street, Aldgate and Aldgate East, Brick Lane, Liverpool Street and Whitechapel all within easy walking distance. You also have fantastic transport links with Whitechapel Station (Crossrail), Aldgate and Aldgate East (Hammersmith & City, District, Circle and Metropolitan lines), Liverpool Street Station and Shoreditch High Street overground all close by. There is also choice of bus route offering access across London.

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Carillon Court, Greatorex Street, E1  
Approx. Gross Internal Floor Area 635 sq. ft / 59.03 sq. m



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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-E)	A		85
(F-G)	B		
(G-H)	C		
(H-I)	D		
(I-J)	E	72	
(J-K)	F		
(K-L)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/SHO210274>

**Tenure:** Leasehold

**Term:** 106 year and 3 months

**Service Charge:** £2280 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**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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