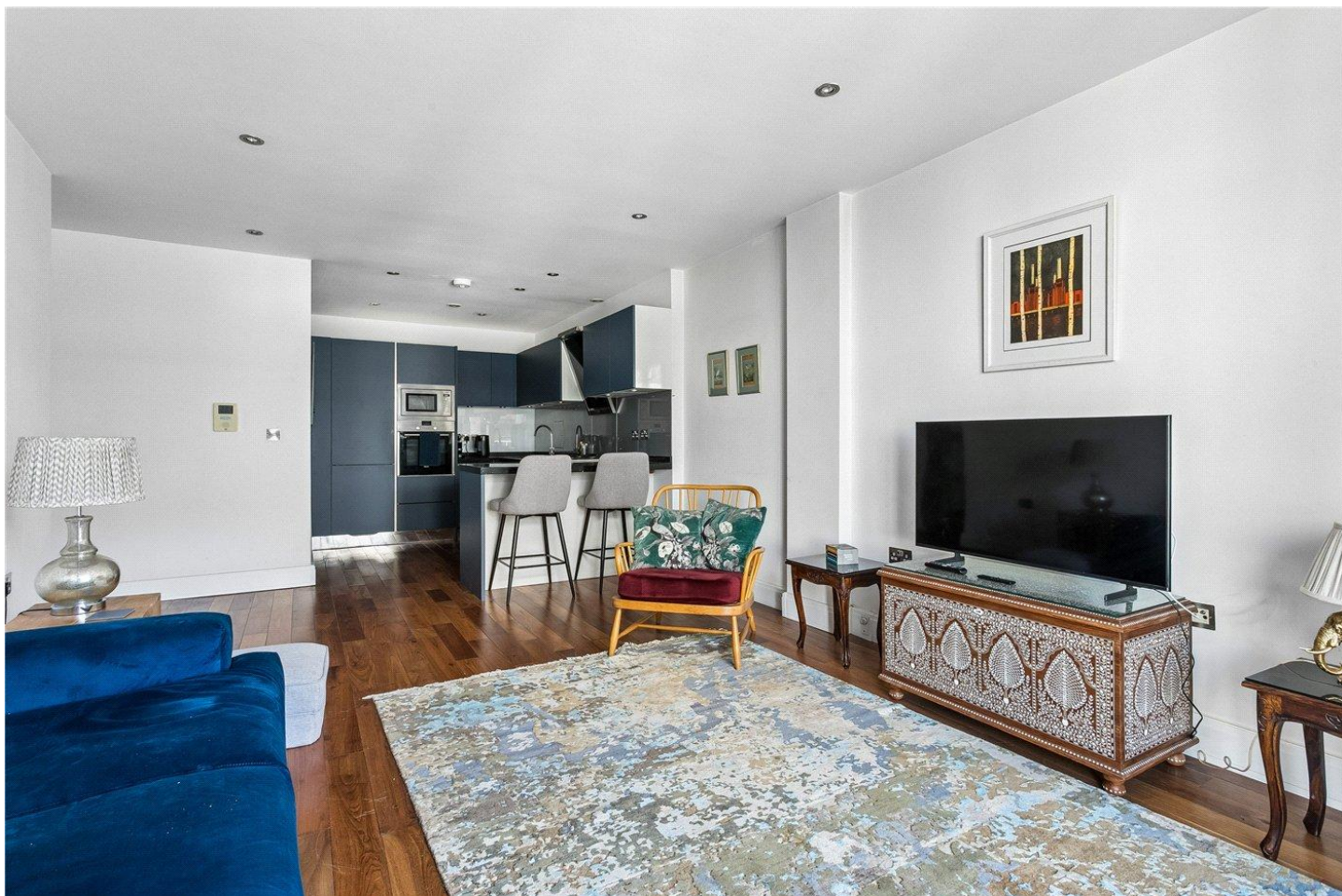




**FLAT 5, CHELTENHAM HOUSE, 253 COMMERCIAL ROAD, LONDON, E1
£340,000 LEASEHOLD**

MODERN THIRD FLOOR ONE BEDROOM APARTMENT WITH PRIVATE BALCONY | LONG LEASE | CHAIN FREE

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

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DESCRIPTION:

Situated on the third floor of the sought-after Cheltenham House, this beautifully presented one-bedroom apartment offers approximately 575 sq ft of stylish and well-designed living space.

The property features a bright and spacious open-plan living, dining and kitchen area, creating a contemporary space that's perfect for both relaxing and entertaining. Large doors lead directly onto a private balcony, providing an ideal spot to enjoy your morning coffee or unwind outdoors.

The generous double bedroom offers ample space for wardrobes and additional furnishings, while the sleek, contemporary bathroom is finished to a high standard with modern fittings.

Ideally positioned close to excellent transport links, the apartment provides superb connectivity for commuters, with easy access into central London and beyond. The vibrant neighbourhoods of Shoreditch and the City are both within easy reach, offering an exceptional selection of independent cafés, acclaimed restaurants, bars, boutique shopping, and cultural attractions, making this an ideal home for professionals seeking a convenient and well-connected lifestyle.

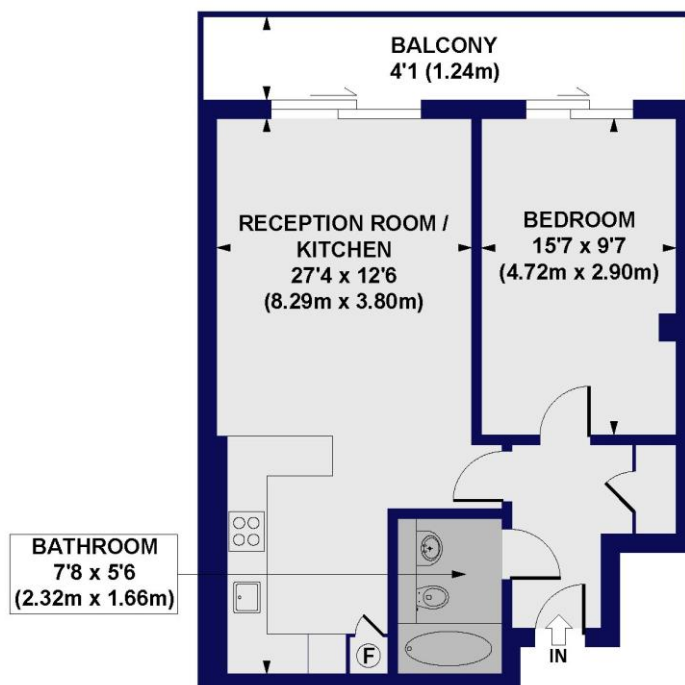
Further benefits include a long lease with approximately 984 years remaining, and the property is offered to the market chain free, providing an excellent opportunity for first-time buyers, professionals and investors alike.

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Cheltenham House, Commercial Road, E1
Approx. Gross Internal Floor Area 575 sq. ft / 53.44 sq. m



THIRD 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.

Tenure: Leasehold

Term: 984 year and 9 months (Subject to change)

Service Charge: £3400 per annum (approx.)

Ground Rent: £ 200 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO260155>

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