



GREATOREX STREET, LONDON, E1
£479,500 LEASEHOLD

A STUNNING TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT IN A HIGHLY SOUGHT-AFTER LOCATION CLOSE TO THE CITY.

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DESCRIPTION:

A light and bright, two double bedroom, third floor apartment located close to the ever-desirable Brick Lane and Spitalfields Market. The property is situated within a contemporary development just off Brick Lane and benefits from gas central heating, secure entry access and lift.

The property comprises an entrance hall, two generously sized double bedrooms, a family bathroom with white three-piece suite, tiled flooring, and a bath with shower over attachment and an open plan kitchen/living room with oak wood flooring, Juliette balcony allowing plenty of natural light to fill the room, gas hob with electric oven, washing machine, dishwasher and fridge/freezer.

The property is ideally positioned near Brick Lane and ever trendy 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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TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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			
(92)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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