



**THE TEXTILE BUILDING, 31A CHATHAM PLACE, LONDON, E9
OFFERS IN EXCESS OF £625,000 LEASEHOLD**

**A STYLISH TWO BEDROOM, TWO BATHROOM
WAREHOUSE CONVERSION ON CHATHAM
PLACE.**

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DESCRIPTION:

Set within the iconic former Burberry factory on the sought-after Chatham Place, this exceptional two double bedroom, two bathroom warehouse apartment, perfectly blends industrial heritage with contemporary living.

Offering lift access, the property offers generous internal space and an impressive layout. The accommodation comprises of two double bedrooms, with the principal bedroom benefiting from a private en-suite bathroom. A further full bathroom suite serves the second bedroom and guests. Multiple built-in storage cupboards line the hallway, including a utility cupboard, there is the added benefit and convenience of underfloor heating throughout.

The home opens into a breathtaking reception and dining area, where high ceilings and exposed brickwork celebrate the building's unique history and character. The contemporary, well-equipped kitchen is thoughtfully set back from the main living space, maintaining the open feel while creating a defined cooking area—ideal for entertaining.

Chatham Place is perfectly positioned just moments from Well Street and London Fields, both offering a unique mix of independent shops, cafés and restaurants, whilst having the additional green space of Victoria Park nearby. Excellent transport links are within easy reach, including Hackney Central and London Fields stations, providing swift connections across London and beyond, via the Overground.

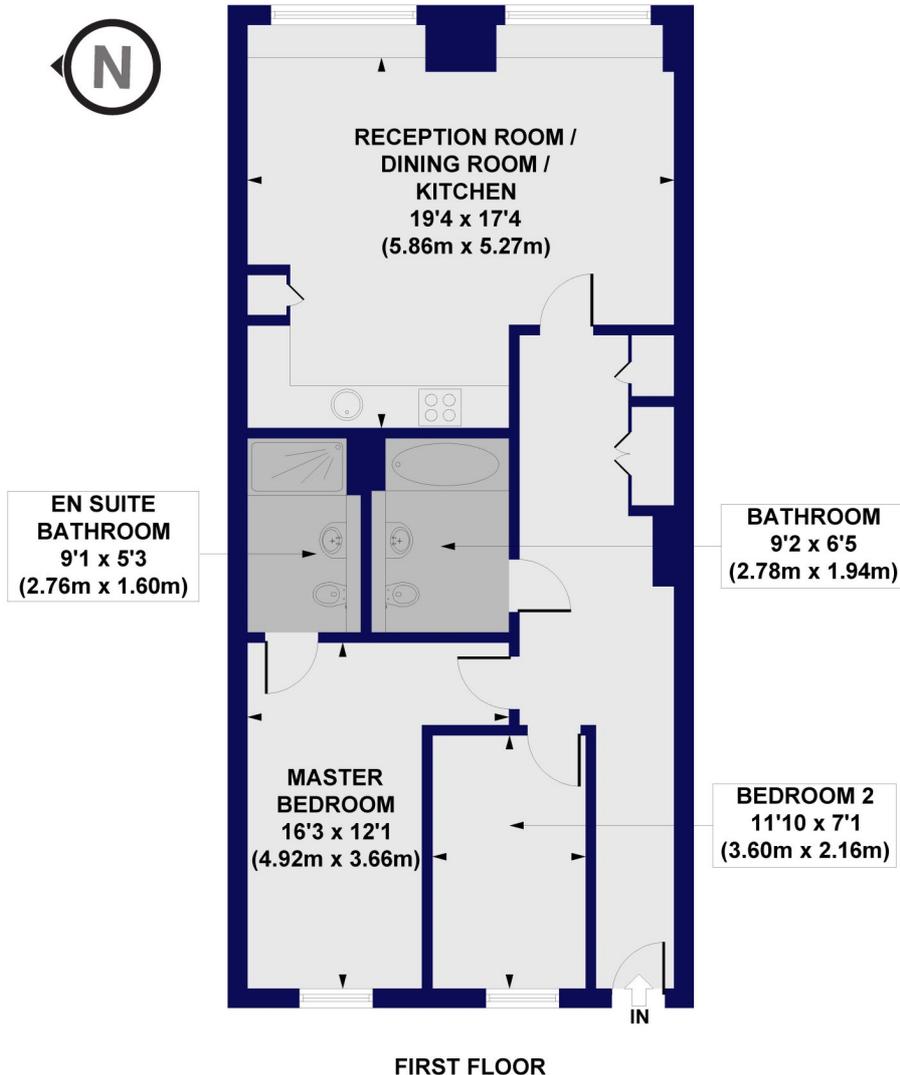
Renowned as a hub of style and creativity, Chatham Place is home to high-fashion outlets including Burberry, Aquascutum and Anya Hindmarch, reinforcing its artistic reputation.

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The Textile Building, Chatham Place, E9
 Approx. Gross Internal Floor Area 889 sq. ft / 82.59 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	84 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/HAC180274>

Tenure: Leasehold
Term: 986 year and 11 months (Subject to change)
Service Charge: £4496 per annum (approx.)
Ground Rent: £ 300 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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