



ADA LEWIS COURT, UNDERWOOD ROAD, LONDON, E1  
**£475,000 LEASEHOLD**

## A UNIQUE ONE BEDROOM APARTMENT WITH SOUTH-FACING BALCONY CLOSE TO BETHNAL GREEN AND SHOREDITCH

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## DESCRIPTION:

A light and bright, one bedroom, second floor apartment with fantastic views of the City skyline, situated within a contemporary development just off Brick Lane and benefits from private balcony, communal roof terrace, fob/videophone entry access and bicycle storage.

Standing at 545sqft, the property has been tastefully decorated and features floor to ceiling windows flooding the property with natural light. The well-proportioned living room opens out onto a private south-facing balcony with views of the tranquil communal garden and City skyline. The master bedroom also features south-facing windows and has plentiful wardrobe space, while the apartment is completed with a modern family bathroom and plenty of storage space. The property has been very well maintained and upgraded by the current owners, which include; dimmer switches added to all rooms, as well as balcony lights and the carpet in the bedroom replaced with a premium jute carpet.

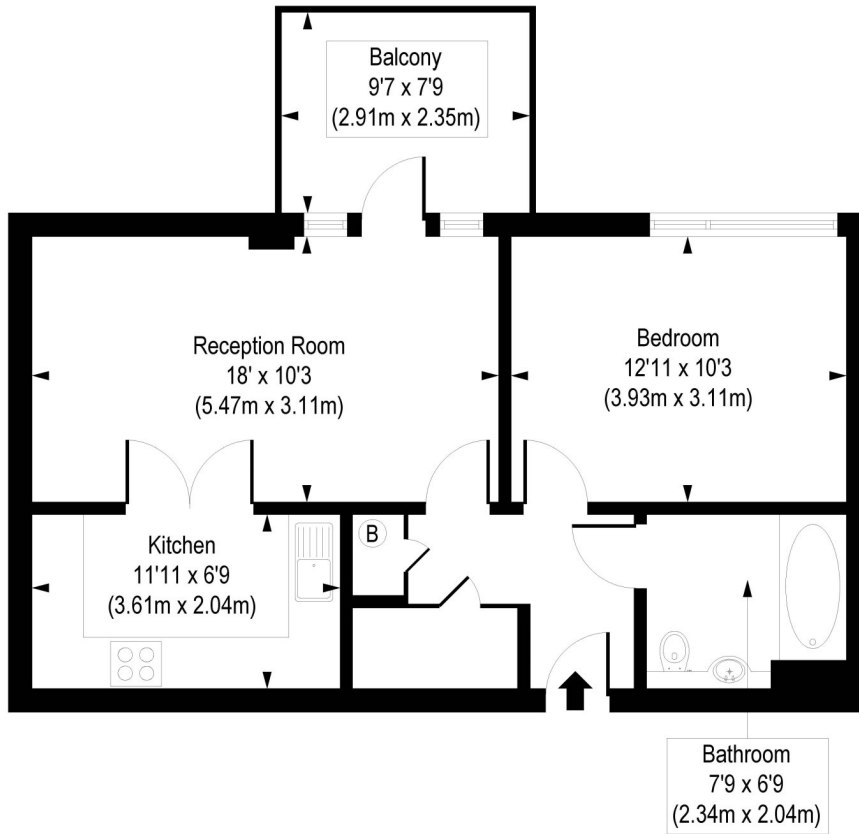
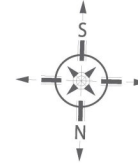
Underwood Road is in a very central location between Shoreditch, Bishopsgate, Bethnal Green and Whitechapel (Crossrail) offering easy access into the City by foot or by the variety of transports links close by. You are within walking distance to Shoreditch High Street Station, Bethnal Green Underground and Overground stations, Whitechapel Station, Aldgate East and Liverpool Street, putting it one stop from the City, Canary Wharf and Stratford, whilst being on a direct line to Heathrow Airport. You also have a wealth of local amenities with Brick Lane, Columbia Road, Spitalfields City Farm and Spitalfields Market all within close proximity.

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Ada Lewis Court, Underwood Road, E1  
 Approx. Gross Internal Floor Area 545 sq. ft / 50.62 sq. m



Second 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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