



RAMPART STREET, LONDON, E1  
**£635,000 LEASEHOLD**

## IMMACULATE WAREHOUSE-INSPIRED TWO-BEDROOM APARTMENT IN THE HEART OF WHITECHAPEL

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### DESCRIPTION:

Set within a small block of just six apartments on Rampart Street, this beautifully presented 2-bedroom, 2-bathroom split-level apartment extends to 987 sqft and benefits from the significant advantage of a 984-year lease. The residents have also acquired the Right to Manage, providing greater control over the management and maintenance of the building.

Re-developed in 2013, the property combines the benefits of modern construction with a distinctive warehouse-inspired aesthetic, creating a stylish and contemporary home with generous proportions and a characterful feel. The apartment is presented in immaculate internal condition throughout.

The lower level provides an impressive open-plan kitchen and living area, designed as a bright and sociable space for both entertaining and everyday living. A separate utility room adds further practicality and valuable storage.

Upstairs are two well-proportioned double bedrooms, both benefiting from built-in storage. The principal bedroom further benefits from a private en suite bathroom, while a second bathroom serves the remainder of the accommodation. A sizeable additional storage area on the upper level provides further useful space for household items, helping to keep the apartment uncluttered.

Situated in Whitechapel, the property is ideally positioned within easy reach of the City of London, Spitalfields and Shoreditch. The surrounding area offers an excellent selection of independent cafés, restaurants, bars, markets and cultural attractions, whilst the City's financial district is conveniently close.

Transport connections are a particular highlight, with both Whitechapel and Aldgate East stations within easy reach. Whitechapel provides access to the Elizabeth line, District line, Hammersmith & City line and London Overground, whilst Aldgate East offers further access to the District and Hammersmith & City lines, providing convenient connections across London.

Combining contemporary warehouse-inspired design, generous proportions and an exceptionally long lease, this beautifully presented apartment offers a stylish and practical home in a well-connected part of East London. With the City, Spitalfields and Shoreditch all close by, it represents an excellent opportunity for a first-time buyer looking to establish themselves in this vibrant part of London.

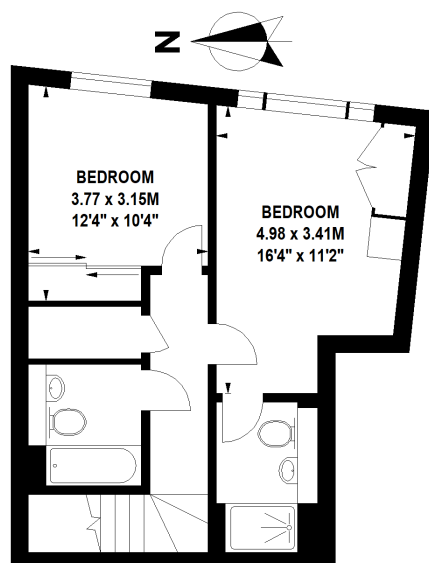
**Winkworth**



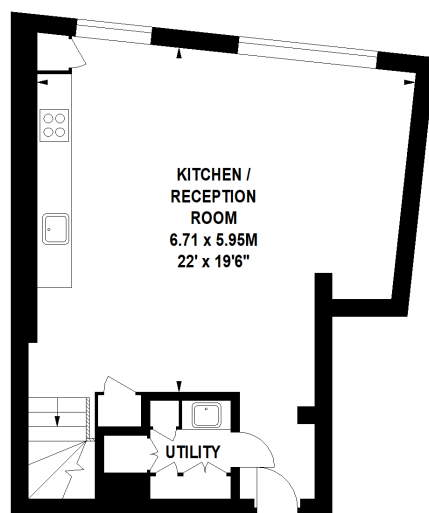
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## Rampart Street, E1

Approximate Gross Internal Area 91.7 sq.m / 987 sq. ft



First Floor



Ground Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing ©. Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

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             | 85 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/SO260224>

**Tenure:** Leasehold

**Term:** 984 year and 3 months (Subject to change)

**Service Charge:** £4,685 per annum (approx.)

**Ground Rent:** £ 500 Annually (Subject to review)

**Council Tax Band:** E

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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