



PHILIP HOUSE, HENEAGE STREET, LONDON, E1
£535,000 LEASEHOLD

RECENTLY REFURBISHED 2-BEDROOM FLAT IN PHILIP HOUSE, HENEAGE STREET

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DESCRIPTION:

Set within Philip House, a charming Art Deco style building just off Brick Lane, this beautifully refurbished two-bedroom flat offers a perfect mix of character and contemporary living. Located on the second floor and measuring approximately 514 sq ft, the property has been finished to a high standard throughout.

The flat features a bright open-plan living area, a sleek modern kitchen with integrated appliances, two well-proportioned bedrooms, and a stylish bathroom with quality fittings. The interiors have been thoughtfully updated with clean lines, neutral décor, and modern flooring, making it a fresh, move-in ready home ideal for professionals, first-time buyers, or investors.

Perfectly positioned in the heart of East London, the property is moments from the vibrant scenes of Spitalfields, Shoreditch, and Columbia Road, with excellent local shops, cafes, markets, and restaurants all within easy reach. The area is extremely well connected, with multiple transport links nearby for easy access across London.

This is a fantastic opportunity to own a contemporary home in one of London's most dynamic neighbourhoods.

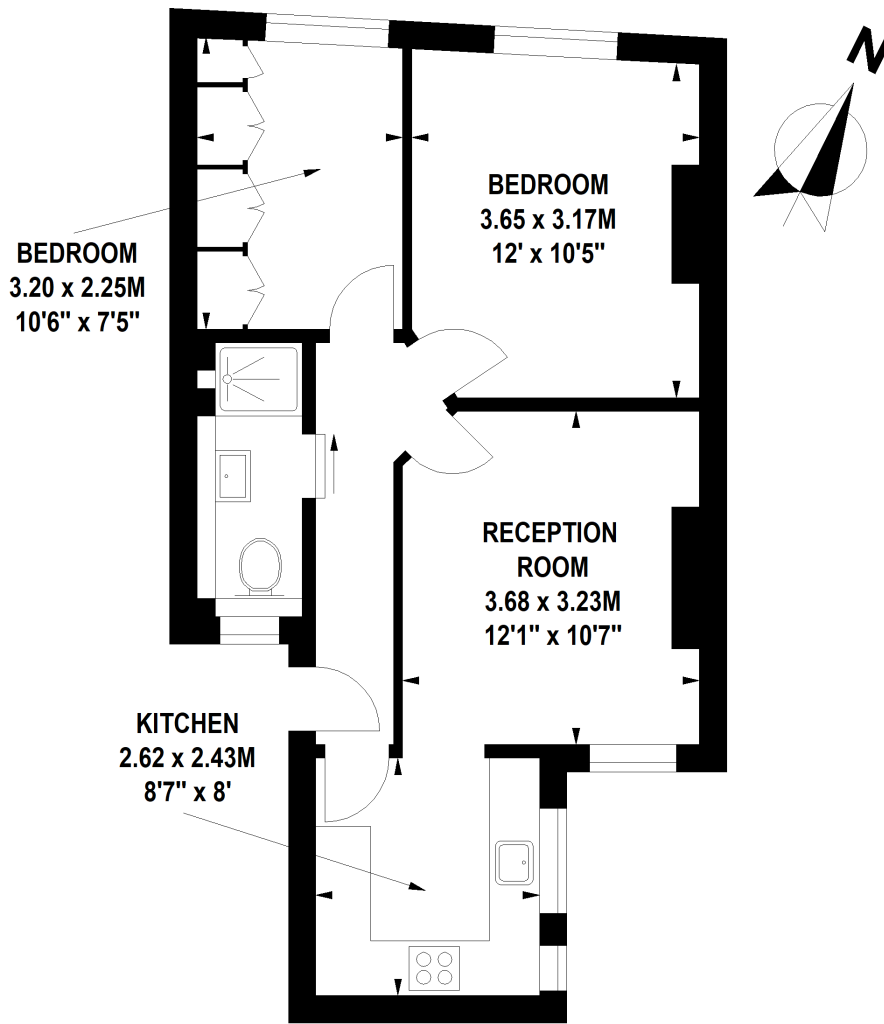
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Approximate Gross Internal Area 47.71 sq.m / 514 sq. ft



Second Floor

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

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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		
69-80	C		
55-68	D	68 D	81 B
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250372>

Tenure: Leasehold

Term: 100 year and 2 months

Service Charge: £1900 per annum

Ground Rent: £ 90 Annually (subject to increase)

Council Tax Band: B

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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