



SIVILL HOUSE, COLUMBIA ROAD, LONDON, E2
£365,000 LEASEHOLD

**FANTASTIC TOP FLOOR APARTMENT WITH
 PRIVATE BALCONY AND UNOBSTRUCTED
 VIEWS ACROSS LONDON.**

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DESCRIPTION:

CASH BUYERS PREFERABLE

EWS1 COMPLIANT Set within a conservation area on the vibrant Columbia Road, with its boutique shops and Sunday flower market, is this rare to market ex-local authority one bed penthouse in the Grade II listed Sivill House.

The current owner has lived here for over twenty years and has renovated the property to a high standard. Outside of the Barbican, Sivill House is one of the most desirable modernist apartment blocks in London. Built by Skinner Bailey and Lubetkin and complete in 1966 it is noted for its stunning façade and eye-catching communal spiral staircase. Its unique design provides windows on three sides of the flat.

The apartment comes beautifully decorated and has a modern bathroom with underfloor heating, separate fitted kitchen and substantial storage space including fitted wardrobes. The flooring in the bedroom and living room is sustainable bamboo.

The area is abundant with coffee shops, pubs, bars restaurants and a short commute to Brick Lane or Broadway Market, with Victoria Park slightly further away but in sight of the panoramic view of the east London skyline from the balcony of this spacious light filled 19th floor one bed apartment.

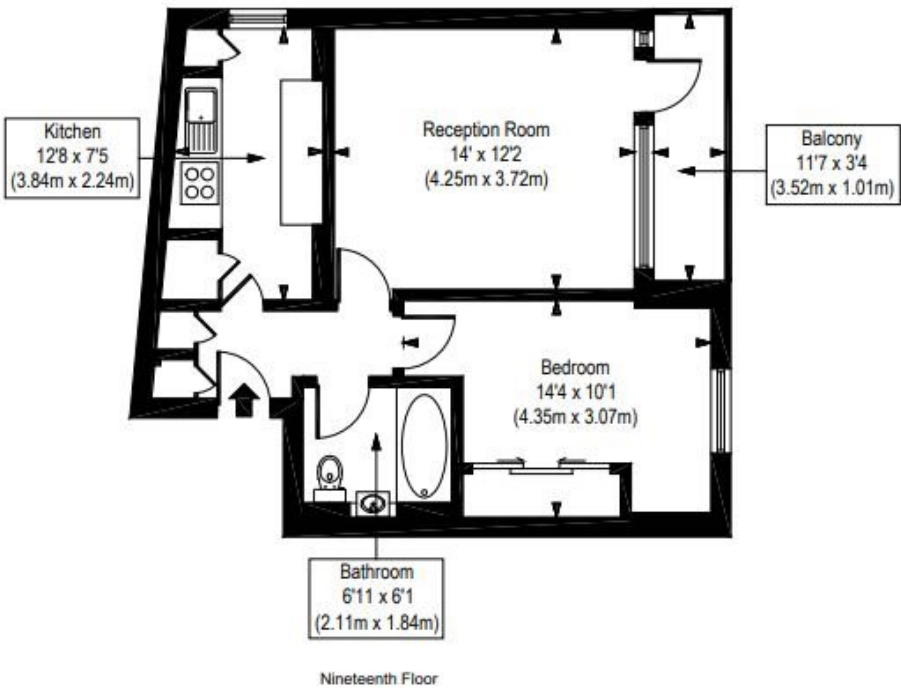
Recent major works to the block improved insulation, safeguarded the future of the concrete-work and brought the building up to current fire-safety standards. The development also benefits from low service charge and ground rent, active residents' association, secure bicycle storage available on the ground floor, and two lifts that serve all floors.

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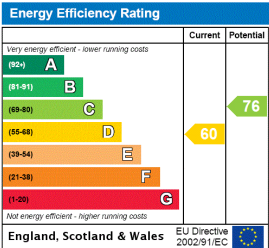
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Sivill House Columbia Road, E12
 Approx. Gross Internal Floor Area 491 sq. ft / 45.65 sq. m



COMPLIANT WITHRICS 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.



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