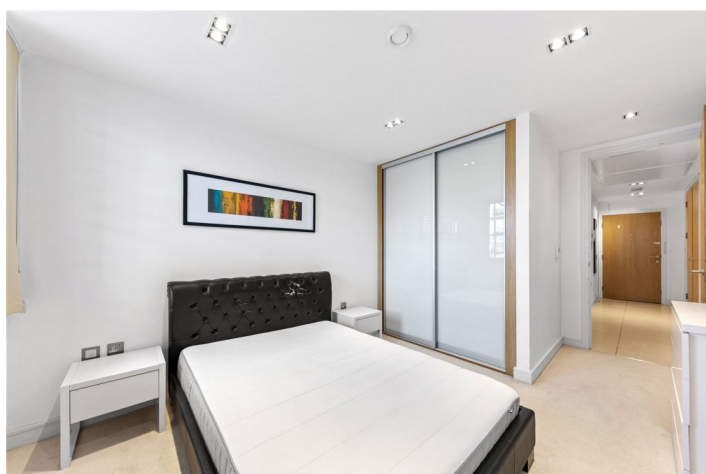




THE SPECTRUM BUILDINGS, EAST ROAD, LONDON, N1
£475,000

**STYLISH 1-BEDROOM APARTMENT | 549 SQ
 FT | WEST-FACING BALCONY | CHAIN FREE**

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

A stylish one-bedroom, one-bathroom apartment situated on the second floor of the popular Spectrum Buildings, a modern development completed in 2013. Extending to approximately 549 sqft, the property benefits from a private west-facing balcony and is offered to the market chain free.

The apartment features a modern, open-plan layout, creating a bright and spacious living environment. The accommodation comprises a generous reception and dining area with a contemporary fitted kitchen, a well-proportioned double bedroom and a contemporary bathroom. The west-facing balcony provides a desirable private outdoor space, perfect for enjoying afternoon and evening sunshine.

The location is a particular highlight, with Old Street and the vibrant Shoreditch Triangle just moments away. Residents can enjoy an excellent selection of independent cafés, restaurants, bars, shops and cultural venues, while the close proximity to The City provides convenient access to London's leading business and financial district.

Combining contemporary living, excellent outdoor space and a highly sought-after central London location, this attractive apartment would make an ideal home for a first-time buyer or professional, as well as an appealing investment opportunity.

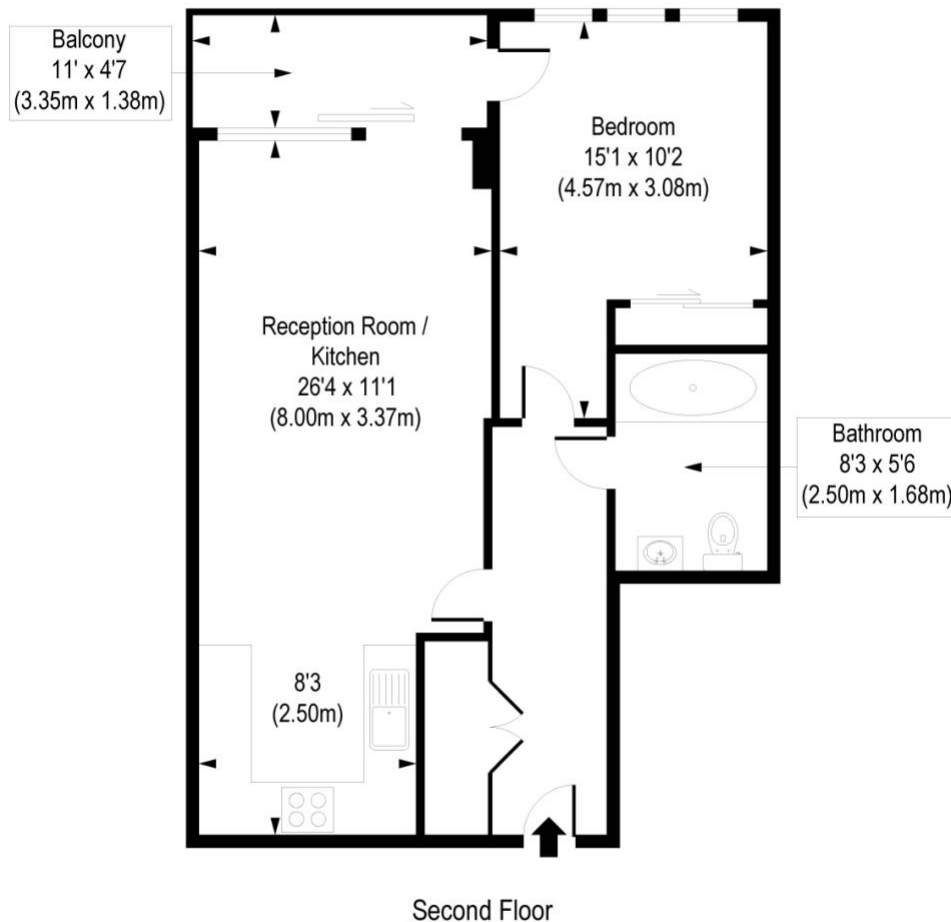
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Spectrum Building, N1

Approx. Gross Internal Floor Area 549 sq. ft / 50.99 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 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/SO150351>

Tenure:

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 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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