



SIRUS HOUSE, HEMMING STREET, LONDON, E1
£490,000 LEASEHOLD

SPACIOUS ONE-BEDROOM APARTMENT | 6TH FLOOR | 592 SQ FT | EAST-FACING BALCONY

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DESCRIPTION:

Positioned on the sixth floor of Sirius House within the sought-after White & Green development on Hemming Street, this impressive one-bedroom apartment offers 592 sqft of well-designed living space, an east-facing balcony and an exceptional open outlook.

Immaculately maintained throughout, the property features a generous open-plan kitchen and reception room, creating a bright and versatile living space with direct access to the private balcony. The east-facing aspect provides an attractive sense of openness, with uninterrupted views and excellent natural light.

The bedroom is well proportioned and benefits from built-in storage, complemented by a modern bathroom and additional storage throughout the apartment. The thoughtful layout and generous proportions make this an ideal home for both owner-occupiers and investors.

The location is particularly well suited to city professionals, with the City of London within easy walking distance. Transport connections are excellent, with Whitechapel Station providing access to the Elizabeth line, District and Hammersmith & City lines, while Bethnal Green Overground is also nearby.

For those looking to enjoy the area's vibrant lifestyle, the apartment is exceptionally well placed for Spitalfields, Shoreditch Triangle and Columbia Road, offering an excellent selection of independent cafés, restaurants, bars, markets and boutiques all within easy reach.

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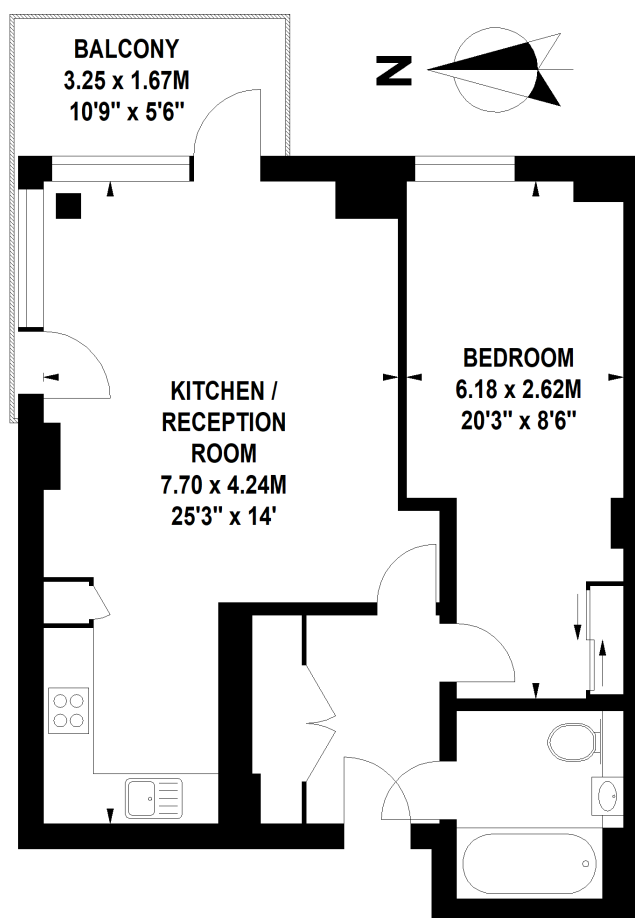
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Approximate Gross Internal Area 55 sq.m / 592 sq. ft



Under 1.5m head height



Sixth 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO260035>

Tenure: Leasehold

Term: 993 year and 0 months (Subject to change)

Service Charge: £2880 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

Council Tax Band: C

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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