



COMMERCIAL STREET, LONDON, E1
'OFFERS IN EXCESS OF' £700,000 LEASEHOLD

A CHARACTERFUL AND VERY SPACIOUS APARTMENT IN THE HEART OF SPITALFIELDS

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DESCRIPTION:

Spanning over 800sqft is this impressive apartment in the heart of the coveted Spitalfields area of Shoreditch with potential to alter layout to two-bedrooms, subject to the necessary consents. The property has real character with exposed brickwork and an open warehouse-feel, both being stand out features of the apartment.

The property is situated on the second floor and comprises master double bedroom, family bathroom with floor to ceiling tiles and walk-in shower, semi open-plan kitchen which is recessed to the corner of the property and is fully integrated including; washing machine, dishwasher, gas hob and electric oven and space for fridge/freezer. To the rear of the property, are greeted by a wonderful and vast reception area, ample space for a dining table, and large windows that allow plenty of natural light in.

Situated on Commercial Street you are in the heart of Shoreditch and a stone's throw from the famous Spitalfields market and Brick Lane with boutique shops, cafes, bars and restaurants at your disposal. You are within easy reach of Liverpool Street Station as well as Shoreditch Overground station offering access across London.

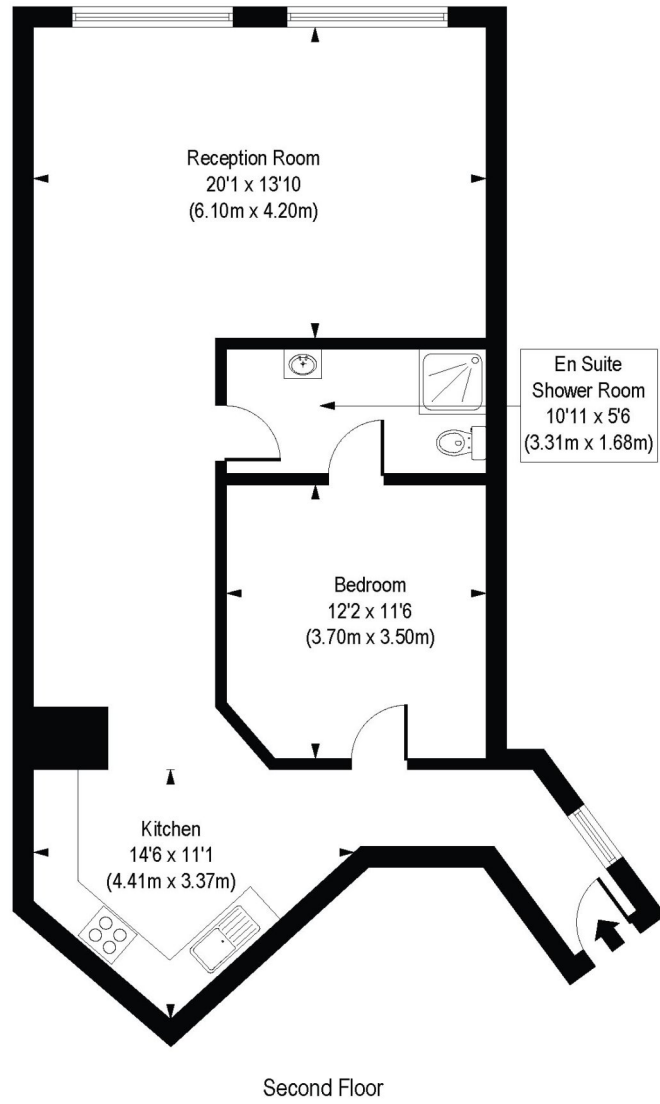
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Approx. Gross Internal Floor Area 817 sq. ft / 75.91 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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