

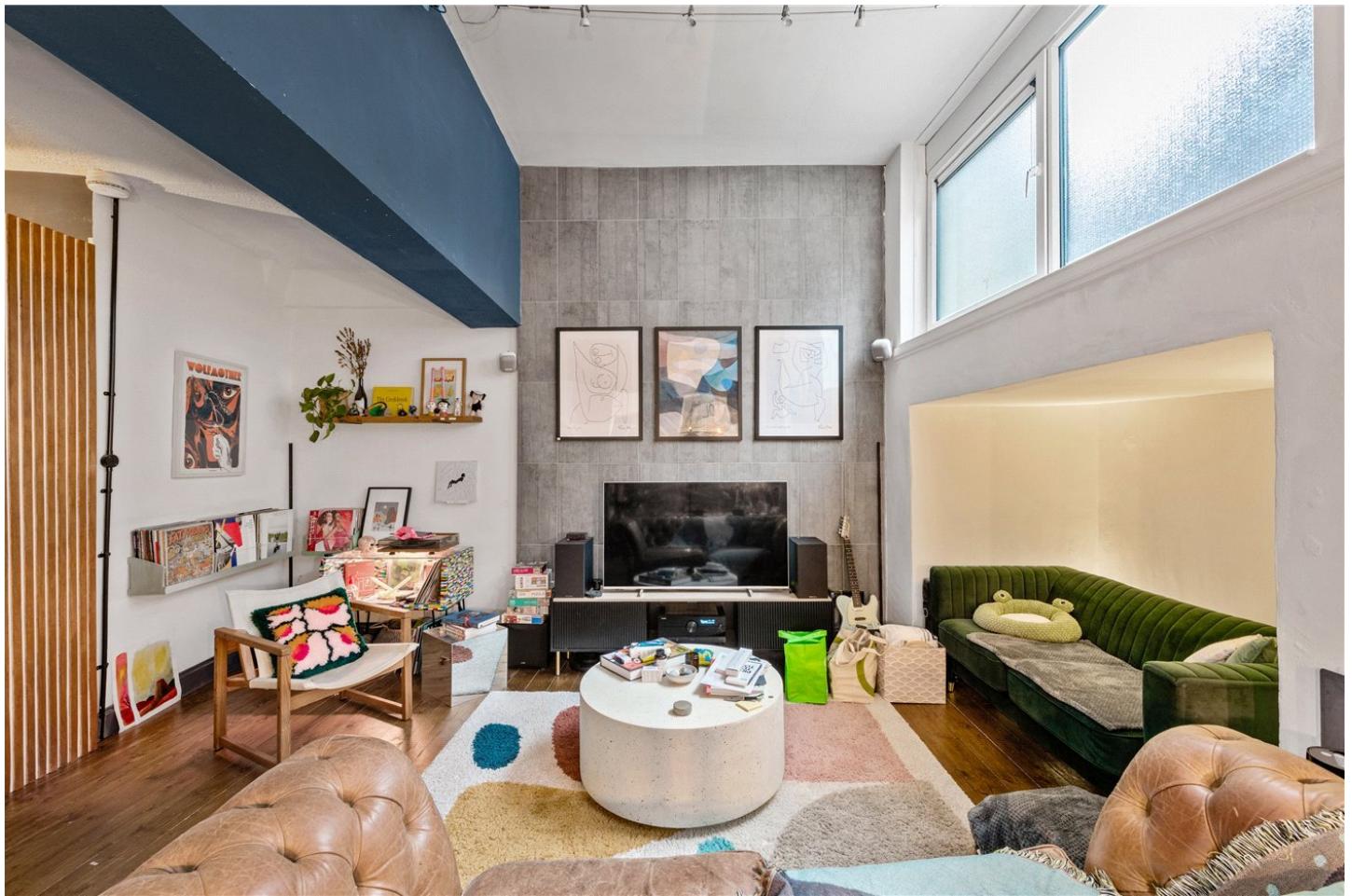


CITY VIEW HOUSE, BETHNAL GREEN ROAD, LONDON, E2  
£550,000 LEASEHOLD

**STUNNING 1,037 SQ FT WAREHOUSE-STYLE  
APARTMENT MOMENTS FROM BETHNAL  
GREEN STATION**

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

**Winkworth**



## DESCRIPTION:

Just 100 metres from Bethnal Green Underground Station (Central Line), this spectacular 1,037 sq ft warehouse-style apartment combines dramatic architectural features with stylish, contemporary living. Perfectly located for easy access to Shoreditch, Columbia Road Flower Market, and Broadway Market, the property sits within an imposing, secure building featuring a concierge service, spacious reception area, and a communal roof terrace.

The apartment is arranged over two levels. On the upper (ground) floor, a welcoming hallway leads to two generously sized double bedrooms and a sleek, modern shower room. Stairs lead down to the lower ground floor, where you'll find an impressive double-height reception space with ceilings soaring over 3.5 metres and original wooden floors. The kitchen has been thoughtfully designed with vintage patchwork tiles and opens onto a separate laundry room and pantry-style storage area. A convenient guest WC is also located on this level.

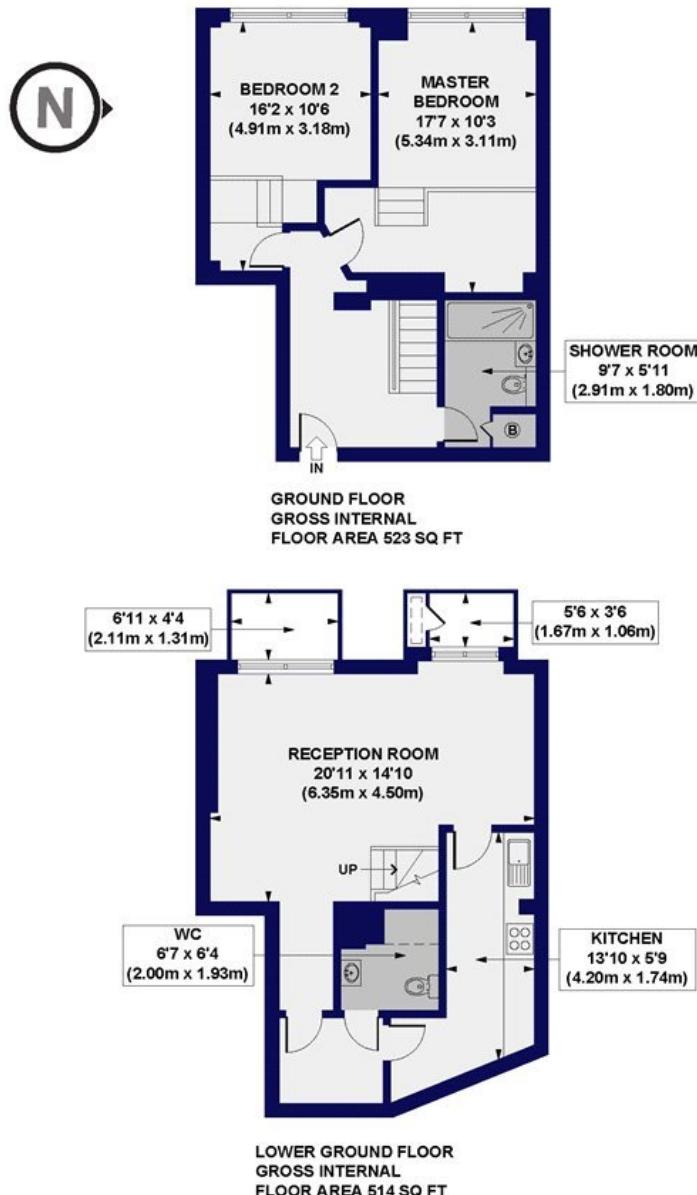
This unique home is ideal for professionals, creatives, or anyone looking for a distinctive living space in one of East London's most vibrant neighbourhoods.

**Winkworth**



Winkworth

**City View House, Bethnal Green Road, E2**  
**Approx. Gross Internal Floor Area 1037 sq. ft / 96.31 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

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		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO160316>

**Tenure:** Leasehold

**Term:** 85 year and 7 months (Subject to change)

**Service Charge:** £8600 per annum (approx.)

**Ground Rent:** £ 100 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.

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

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.