



JACQUARD POINT, TAPESTRY WAY, LONDON, E1
£635,000 LEASEHOLD

STUNNING 19TH FLOOR TWO-BEDROOM APARTMENT WITH WEST-FACING BALCONY IN THE SILK DISTRICT, E1

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DESCRIPTION:

- 19th floor apartment with city views
- 990+ Year Lease
- EWS1 Compliant with an A1 rating
- Amenities – 24hr Concierge, Modern Gym, Spa
- EPC Rating B

Set on the 19th floor of the sought-after Jacquard Point within The Silk District, this stylish chain-free two-bedroom, two-bathroom apartment offers 777 sq ft of contemporary living space with far-reaching west-facing views from a private balcony.

Built in 2020, the property features a bright open-plan kitchen and reception area with modern finishes throughout, creating an ideal space for both relaxing and entertaining. The principal bedroom benefits from fitted storage and a sleek en suite shower room, while the second double bedroom is served by a contemporary family bathroom. Floor-to-ceiling windows enhance the sense of light and space across the apartment.

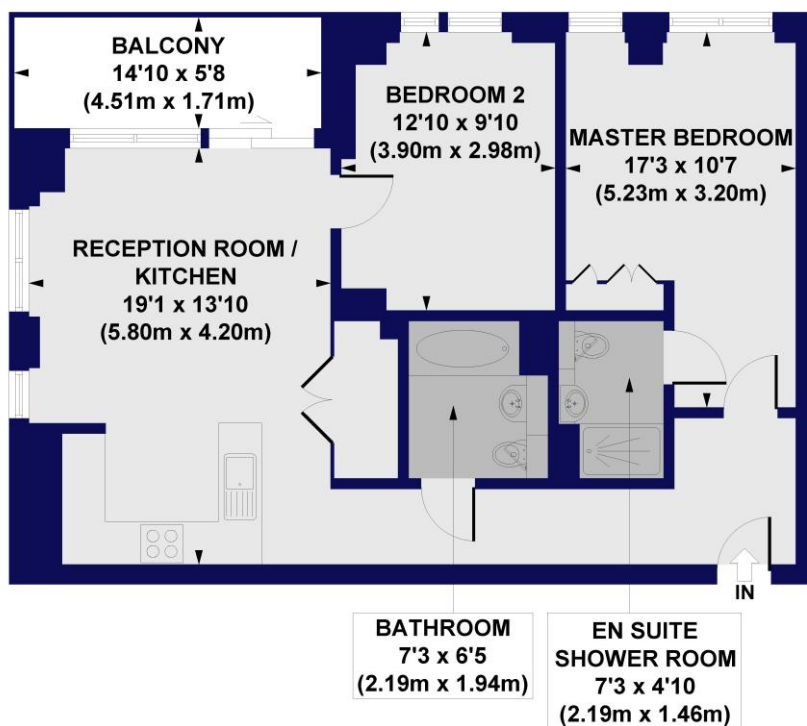
Residents of The Silk District enjoy access to premium on-site amenities including a concierge service, fully equipped gym and private cinema room. The property is offered with approximately 992 years remaining on the lease, making it an excellent opportunity for both owner-occupiers and investors alike.

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Jacquard Point, Tapestry Way, E1
Approx. Gross Internal Floor Area 777 sq. ft / 72.20 sq. m



NINETEENTH FLOOR

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.

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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	85 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/SHO260076>

Tenure: Leasehold

Term: 991 year and 8 months (Subject to change)

Service Charge: £5644 per annum (approx.)

Ground Rent: £ 475 Annually (Subject to review)

Council Tax Band: F

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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