



HANBURY STREET, LONDON, E1  
**£425,000 LEASEHOLD**

## FANTASTIC, SOUTH-FACING, TWO BEDROOM SECOND-FLOOR APARTMENT

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

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### DESCRIPTION:

Ideally located just off Brick Lane, set on the second floor is a spacious two double bedroom apartment with large, bright, south facing reception room/diner, that bring in plenty of natural light, creating a warm and airy atmosphere throughout. The property comprises entrance hall, storage cupboard, master bedroom with plentiful storage space, dressing room, second double bedroom with fitted storage, family bathroom, open-plan kitchen.

Hanbury Street is ideally located for easy living, being so close to the City and the Royal London Hospital, and also a short distance to Aldgate East & Aldgate underground stations, as well as Whitechapel station (Crossrail). Liverpool Street Station is also within close proximity, and you also have a vast array of boutique shops, art galleries, pop ups, cafes, bars and restaurants with Brick Lane and Spitalfields on your doorstep.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

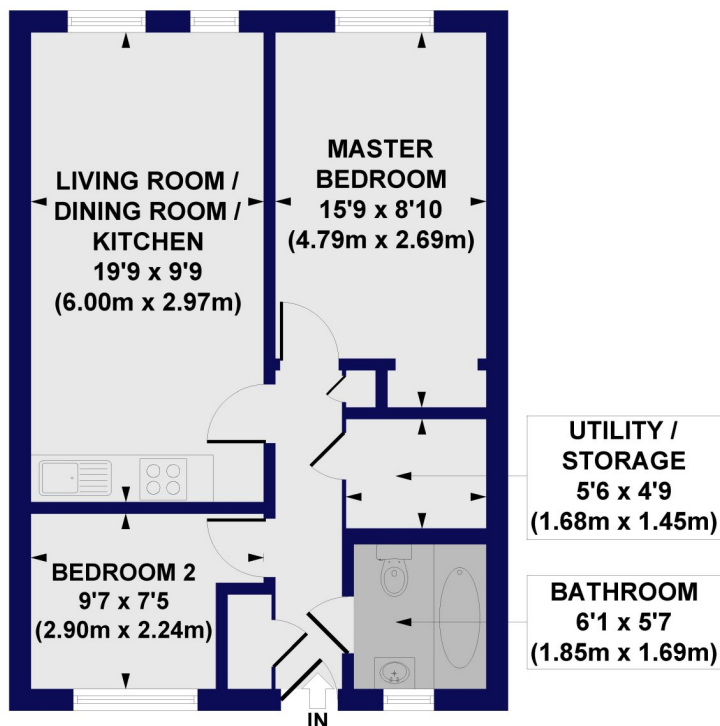
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**Hanbury Street, E1**  
**Approx. Gross Internal Floor Area 525 sq. ft / 48.75 sq. m**



**SECOND 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		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250460>

**Tenure:** Leasehold

**Term:** 88 year and 11 months

**Service Charge:** £1500 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** B

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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