



APEX HOUSE, 17 BACON STREET, LONDON, E1
£600,000 LEASEHOLD

STYLISH 802 SQ FT TWO-BEDROOM, TWO-BATHROOM APARTMENT WITH PRIVATE BALCONY

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DESCRIPTION:

Set on the third floor of Apex House on Bacon Street, this stylish two-bedroom, two-bathroom apartment extends to approximately 802 sqft and offers generous lateral living in the heart of Shoreditch's most vibrant neighbourhood.

The apartment is centred around a spacious open-plan reception and kitchen, creating an inviting setting for everyday living and entertaining. Wooden floors run through the main living space, while contemporary finishes, excellent natural flow and useful fitted storage give the apartment a polished yet practical feel.

Both bedrooms are well-proportioned doubles and each enjoys direct access to the private rear balcony, creating a rare connection between the sleeping accommodation and outdoor space. The principal bedroom also benefits from a well-finished en-suite shower room, while a further fully tiled bathroom serves the second bedroom and guests.

Set to the rear of the building, the balcony provides a welcome retreat from the buzz of the surrounding neighbourhood. It is an ideal spot for a morning coffee or to unwind at the end of the day.

Residents of the block have obtained the Right to Manage, giving leaseholders a greater say in the management of the building.

Positioned for the best of East London living, the apartment is moments from the cafés, restaurants, galleries and independent shops of Brick Lane, the Shoreditch Triangle and Spitalfields. Shoreditch High Street station is approximately 100 metres away, while the City is within easy reach. This makes it an excellent choice for young professionals seeking a stylish home close to work.

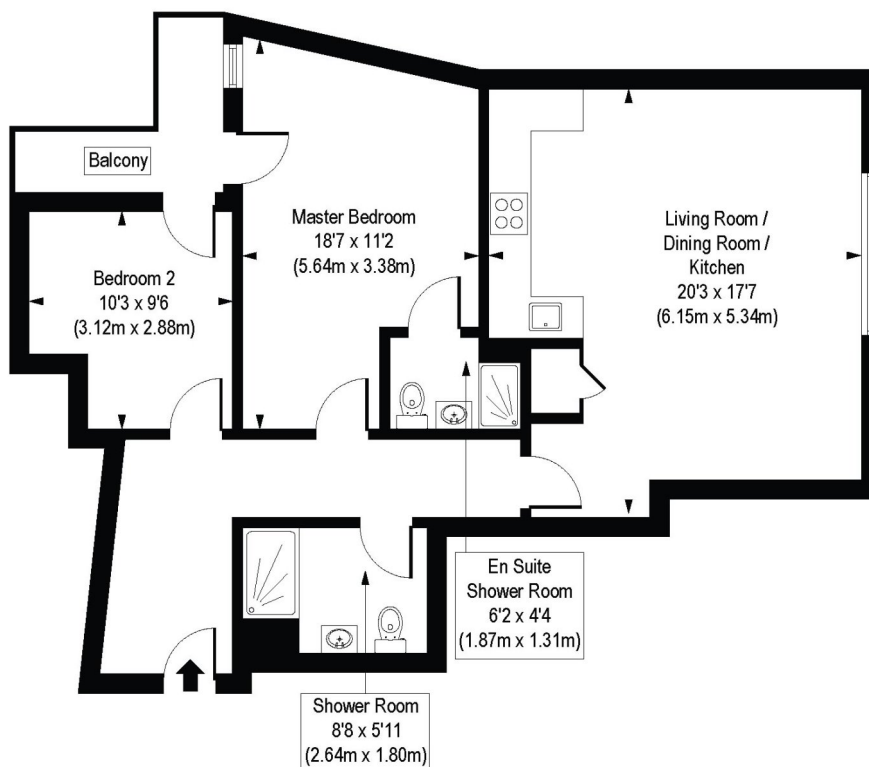
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Bacon Street, E1

Approx. Gross Internal Floor Area 802 sq. ft / 74.50 sq. m



Third Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Tenure: Leasehold

Term: 983 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 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.

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