



FLAT 6, CHESHIRE STREET, LONDON, E2  
**£385,000 LEASEHOLD**

## MODERN APARTMENT ON FASHIONABLE CHESHIRE STREET, MOMENTS FROM SHOREDITCH HIGH STREET STATION.

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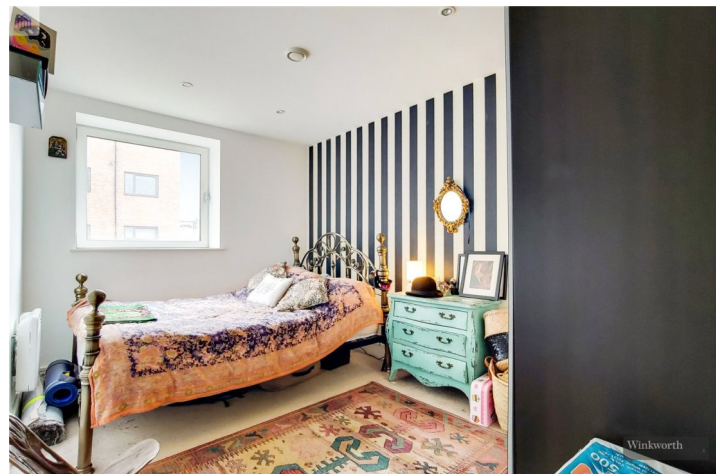


## DESCRIPTION:

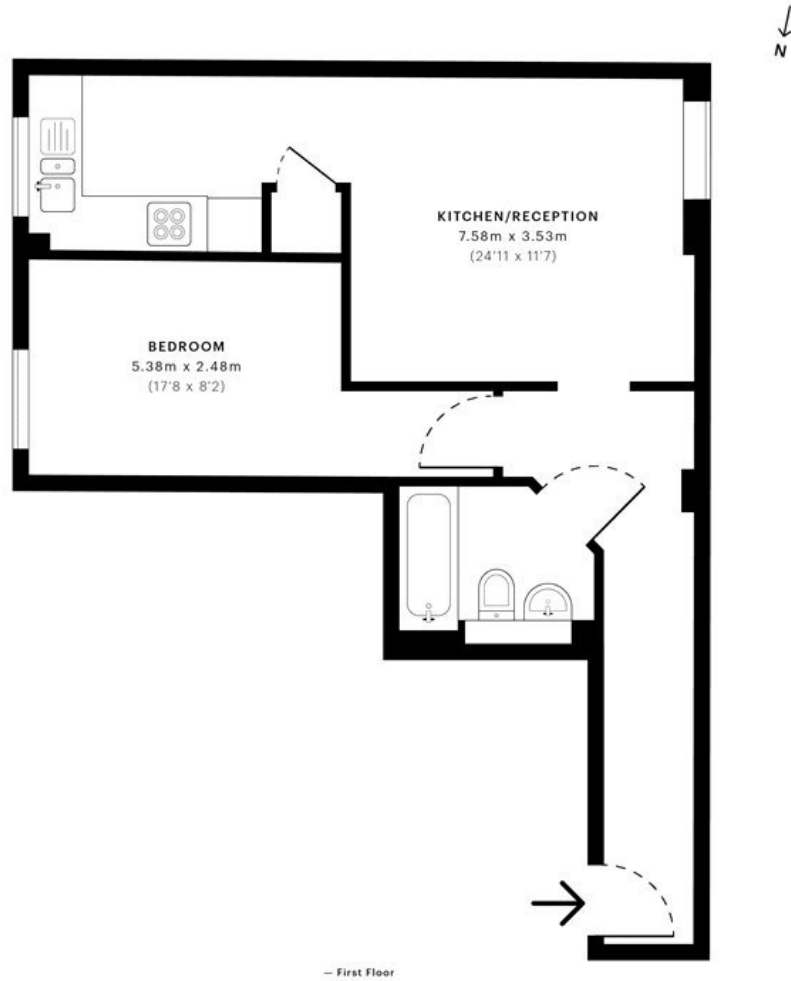
A modern one-bedroom apartment in this purpose-built development located just off Brick Lane. The property comprises entrance hall, a light and bright open plan living area with storage cupboard and wood effect laminate flooring, fully fitted kitchen with built in appliances, family bathroom with three-piece suite and master bedroom. The property also benefits from a fob and phone entry system, electric heating and lift.

Cheshire Street is one of the most desirable residential roads in Shoreditch which is well known for its boutique and vintage shops. The immediate area offers a vast range of local amenities, shops, cafes, bars and restaurants with Brick Lane, Shoreditch high street and Liverpool Street all within easy walking distance as well as Whitechapel High Street, Aldgate and Aldgate East, You also have fantastic transport links with Whitechapel Station (Crossrail), Aldgate and Aldgate East (Hammersmith & City, District, Circle and Metropolitan lines), Liverpool Street Station and Shoreditch High Street Overground all close by. There is also a vast choice of bus routes offering access across London.

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<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 45.36 sqm / 488.25 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes washrooms, restricted head height 43.39 sqm / 467.05 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.9m 0.33 sqm / 3.55 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 45.81 sqm / 493.09 sqft  
IPMS 3C RESIDENTIAL 44.07 sqm / 474.37 sqft

spec id: 6054e869137eab0dc8fe1753

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.

