



VEGA HOUSE, HEMMING STREET, LONDON, E1  
**£375,000 LEASEHOLD**

## A STYLISH STUDIO APARTMENT WITH PRIVATE TERRACE IN THE HEART OF SHOREDITCH

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

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## DESCRIPTION:

**\*EWS1 COMPLIANT – A1 RATING\*** A magnificent studio apartment positioned on the second floor of this popular modern block in E1. Standing at 471sqft, the property has been tastefully decorated and features floor to ceiling, dual aspect, south-east facing windows which floods the property with natural light. The well-proportioned living room/bedroom opens out onto a spacious balcony with the kitchen recessed towards the rear corner. This larger than average studio includes built in storage, a Juliette balcony, Hilarys day and night blinds, and is spacious enough for a king-size bed and is finished with a modern family bathroom and a spacious utility cupboard. Vega House also benefits from cycle storage, secure fob access and a communal roof terrace offering amazing views of the City skyline.

The property is in an ideal location with an array of local amenities on Bethnal Green Road as well the boutique shops, cafes, bars and restaurants on Brick Lane, Spitalfields Market, Redchurch Street and Shoreditch High Street. You have fantastic transport links with Bethnal Green and Shoreditch High Street overground stations as well as Bethnal Green, Whitechapel (Crossrail), Liverpool Street, Aldgate and Aldgate East underground stations all close by.

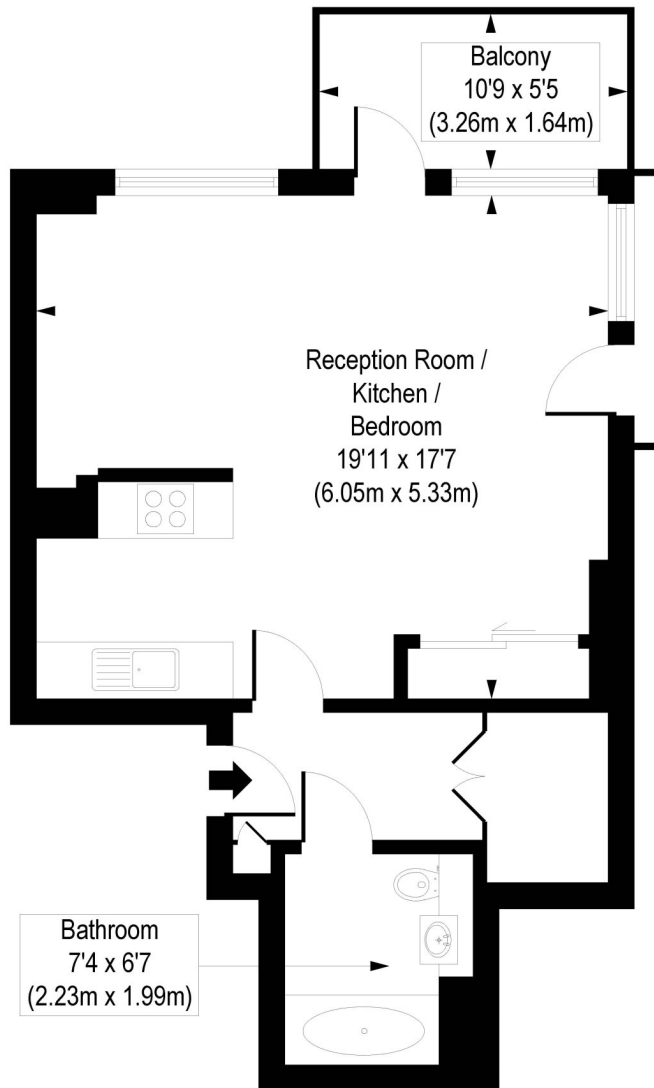
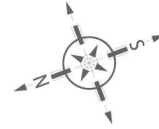
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Vega House, Hemming Street, E1  
 Approx. Gross Internal Floor Area 471 sq. ft / 43.78 sq. m



Second 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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