



RAMPART STREET, LONDON, E1
£550,000 LEASEHOLD

STYLISH TWO-BEDROOM APARTMENT IN SOUGHT-AFTER WAREHOUSE STYLE DEVELOPMENT

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DESCRIPTION:

Set within a striking warehouse style conversion completed in 2013 on Rampart Street, this beautifully presented split-level apartment offers approximately 751 sq ft of contemporary living space, finished to an exceptional standard throughout.

The ground floor comprises a spacious open-plan living and kitchen area, creating an ideal space for both relaxing and entertaining. The sleek, modern kitchen is fitted with high-quality integrated appliances and contemporary cabinetry, while a convenient guest WC completes this level.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from built-in storage, and a stylish family bathroom, providing comfortable and practical accommodation.

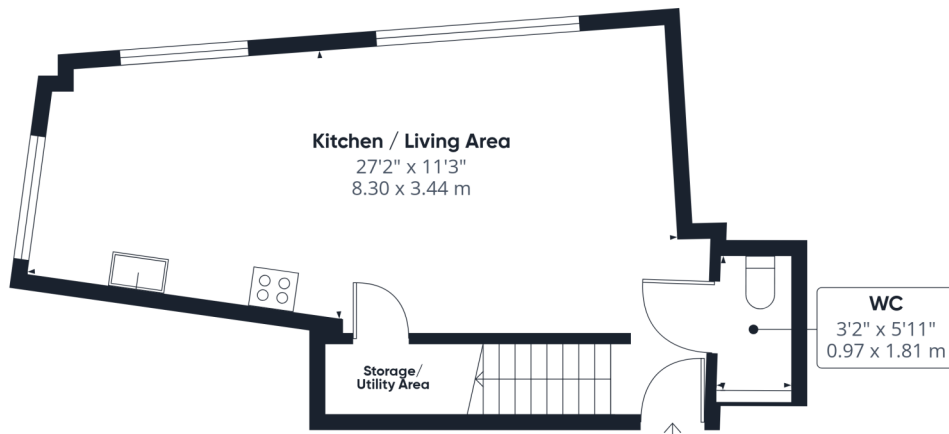
Finished with a modern, minimalist aesthetic, this unique home combines the character of a warehouse conversion with the comforts of modern living. Offered with an exceptionally long lease of approximately 988 years remaining, the property also benefits from the leaseholders having acquired the Right to Manage, providing greater control over the management and maintenance of the building.

An excellent opportunity for first-time buyers, professionals and investors alike, this superb apartment is ready to move into. Early viewing is highly recommended.

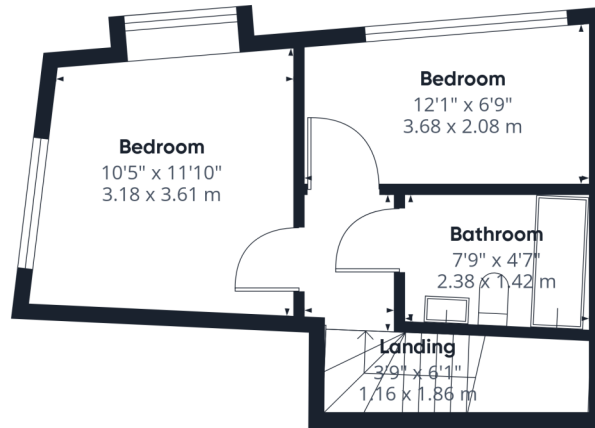
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Floor 0



Floor 1



GLA⁽¹⁾
751.04 ft²
69.77 m²

Total
751.04 ft²
69.77 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SHO260016>

Tenure: Leasehold

Term: 988 year and 4 months (Subject to change)

Service Charge: £3000 per annum (approx.)

Ground Rent: £ 500 Annually (Subject to review)

Council Tax Band: E

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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