



OFFERS OVER

**£550,000**

**Commercial Street**

London, E1 6NG

Set within a private development just seconds from Spitalfields market is this first floor, double bedroomed apartment with secure underground parking.

Spread over approximately 71sqm, the flat features smart neutral décor with a clean fresh finish, high ceilings and a bright, airy feel throughout the interior. There is a large reception room with lots of natural light, polished solid wood flooring and an open-plan kitchen with integrated appliances. There is a good sized modern fitted bathroom with shower cubical and bathtub. The double bedroom is also a very good size and benefits from built in wardrobes.

The development and communal areas are kept in pristine order, with 24- hour concierge service, gardens, secure underground parking, lift facilities and bicycle storage.

This property also carries the advantages of being marketed chain free and being EWS1 compliant.

Situated in the centre of the Spitalfields district, the property forms part of The Exchange Building - an historic Art Deco brick-fronted structure. Constructed in 1936 on the former site of the Royal Cambridge Music Hall, it was originally an extension of the former tobacco works of Godfrey Philips & Son trading at 116 Commercial St. It was rebuilt and extended by W. Gillbee Scott and BWH Scott in 1922-1925.

Local tube stations include Aldgate (Circle/Metropolitan lines), Aldgate East (District/Hammersmith & City lines), Shoreditch High Street Overground and Tower Hill (District/Circle lines) - the major terminus of Liverpool Street Station also lies within a comfortable walk of the property. The new Elizabeth Line at nearby Whitechapel promises to make access to Central London and Heathrow Airport even speedier.

The apartment's location means that there's a wide range of cultural, culinary and social hotspots on offer, with the diversity of Brick Lane and Spitalfields, the bustle of the City and West End, and the hip hang-outs typical of the Shoreditch, Hoxton and Old Street areas, on its doorstep.

Offered on a chain free basis.

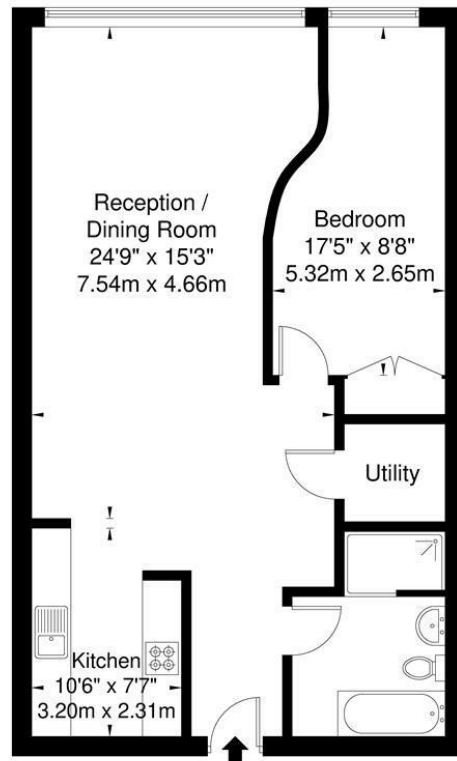
Tenure: Leasehold 947  
Service charge: £6324.18  
Ground rent: £302.90  
Council tax: Band D





# Exchange Building, Commercial Street, E1 6NG

Approx. Gross Internal Area = 71.4 sq m / 768 sq ft



First Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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