



£430,000

Spelman Street

London, E1 5LG

Seconds from Brick Lane is this 3 bedroom apartment set within a purpose built block.

The property features a bright reception room, separate fitted kitchen, family bathroom, separate W/C and 3 bedrooms.

Located just a few moments from the Truman Brewery on Brick Lane and a short walk to Spitalfields Market. It's a vibrant and busy part of East London and is particularly popular with 'creatives', making it a really exciting area to buy a property. Shoreditch has evolved over the past twenty years and now boasts a colourful range of bars, restaurants, and independent stores and boutiques with Hoxton Square, Broadway and Columbia Road markets close by.

Transport links include Shoreditch High Street, Liverpool Street and Aldgate East Stations which are all within a short walk.

Offered on a chain free basis.

Leasehold: 90 (approx)

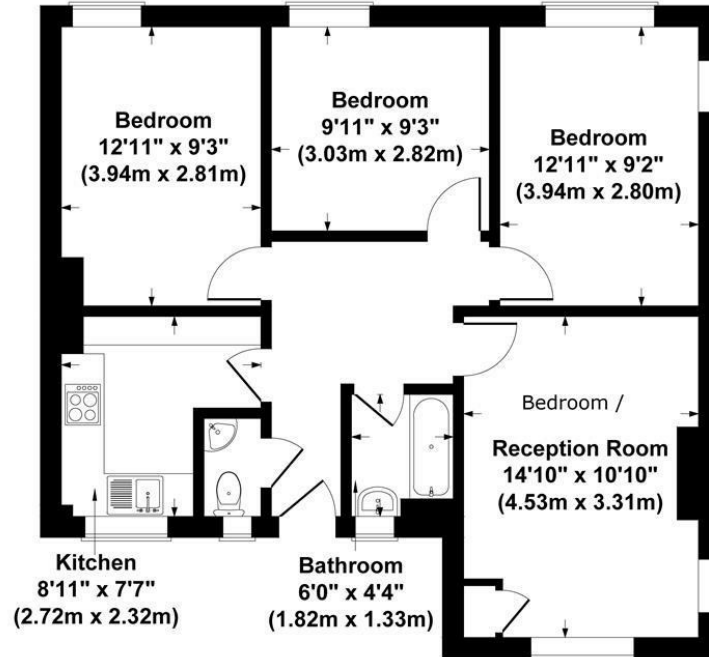
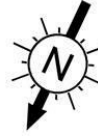
Service Charge: £1,751.27

Ground Rent: £10 per annum

Council Tax: Band B







First Floor

Spelman House, London, E1

Gross Internal Area 732 sq ft / 68 sq metres

Not to Scale. Produced by The Plan Portal 2022

For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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