



£575,000

Rampart Street

London, E1 2LA

A charming and characterful two-bedroom duplex apartment extending to approximately 751 sq. ft., set within a small and exclusive development of only six apartments. Offering a 999-year lease, the property combines contemporary living with attractive period features, including exposed brickwork which gives the apartment a distinctive warehouse-style feel.

The ground floor provides a spacious open-plan reception area incorporating a modern fitted kitchen, creating an excellent space for both entertaining and everyday living. A convenient guest WC is also located on this level. Upstairs, there are two well-proportioned bedrooms together with a family bathroom.

The development has a particularly residential feel, with five of the six apartments currently owner-occupied. Residents also have access to secure internal bicycle storage.

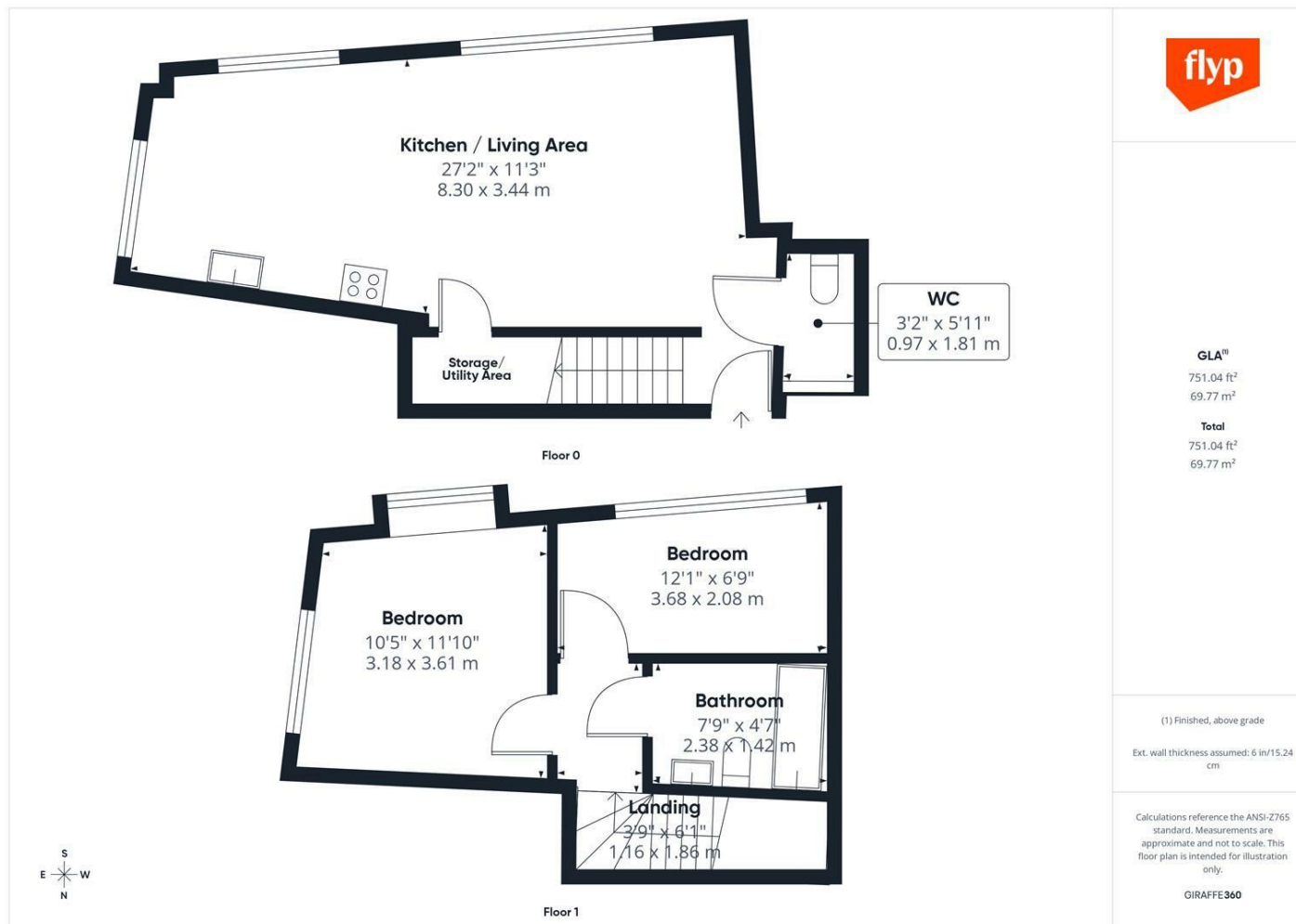
Rampart Street is ideally placed for access to both the City and the wider capital. Whitechapel and Aldgate East stations are approximately 0.5 miles away, providing access to the Elizabeth, District, Circle and Hammersmith & City lines, as well as London Overground services. Shadwell station is approximately 0.4 miles away and offers DLR connections towards the City and Canary Wharf.

The apartment is also surrounded by some of East London's most popular destinations. Shoreditch, Spitalfields and St Katharine Docks are all within easy reach, offering an extensive choice of independent shops, cafés, restaurants, bars and leisure facilities, alongside a wealth of historic architecture and local character.

- * Lease: 999 years from 1 January 2012
- * Ground Rent: £500 per annum
- * Service Charge: Approximately £2,972.70 per annum
- * Council Tax: Band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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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