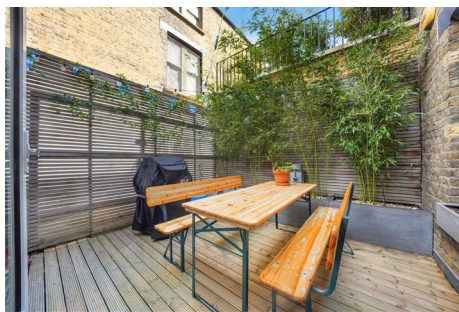


# Wild & Co.

wildandco.uk



## Wentworth Street, Spitalfields, E1 7TB

2 Double bedroom apartment with large roof terrace. Situated in the Heart of East London's Petticoat Lane Market, directly off Commercial Street, moments from Brick Lane and Whitechapel High Street and walking distance to Liverpool Street and Aldgate stations. Offering this unique and beautiful home with integrated surround sound speaker system, large lounge with skylight, 2 double bedrooms with built-in wardrobes, 2 bathrooms, fitted kitchen/diner and private roof terrace. Early viewing highly recommended.

**Guide Price £700,000 | Leasehold**

# Wentworth Street, Spitalfields, E1 7TB



- 2 Double bedroom
- Situated in the Heart of East London's Petticoat Lane Market
- Integrated surround sound speaker system
- 2 Bathroom
- Moments from Brick Lane
- Large lounge with skylight
- Private roof terrace
- Walking distance to Liverpool Street and Aldgate stations.
- Chain Free

## Paragraph

Wild & Co. are pleased to offer for sale a 2 double bedroom, 2 bathroom with private roof terrace apartment.

Situated in the Heart of East London's Petticoat Lane Market, directly off Commercial Street, moments from Brick Lane and Whitechapel High Street and walking distance to Liverpool Street and Aldgate stations.

Offering this unique and beautiful home with integrated surround sound speaker system, large lounge with skylight, 2 double bedrooms with built-in wardrobes, 2 bathrooms, fitted kitchen/diner, and private roof terrace.

Offered Chain Free. Early viewing highly recommended.

Entrance: Via communal door, stairs to First floor:

Main Front Door to Hallway: Wooden floor, spotlights, radiator, entry phone system, doors to:

Master bedroom: Fitted carpet, spotlights, radiators, 2 x sash windows to rear aspect, door to:

Ensuite Shower room

Bedroom 2: Fitted carpet, spotlights, built-in wardrobe, radiator, 2 x sash window to front aspect.

Bathroom: white 3-piece suite, comprising of: side panel bath with mixer taps and thermostatically controlled shower, low flush W/C, wash hand basin with mixer tap, part tiled walls, tiled flooring, extractor fan, spotlights and window to front aspect.

Lounge: wooden floor, integrated surround sound speaker system, spotlights, radiator, skylight and double glazed sliding doors to private roof terrace.

Fitted kitchen/diner: arranged of wall and base mounted units, built-in electric oven, hob and extractor, stainless steel sink unit with drainer, mixer tap, wood flooring, dining area.

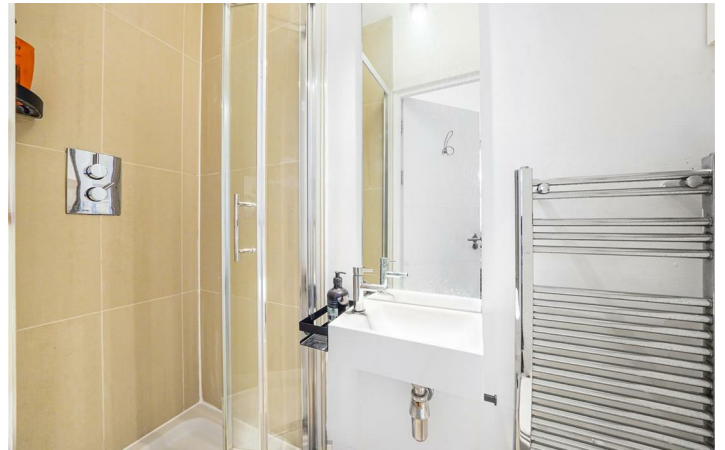
Roof Terrace: 11'10" x 11'1" feet, decked flooring.



## Directions

Directly off Middlesex Street.



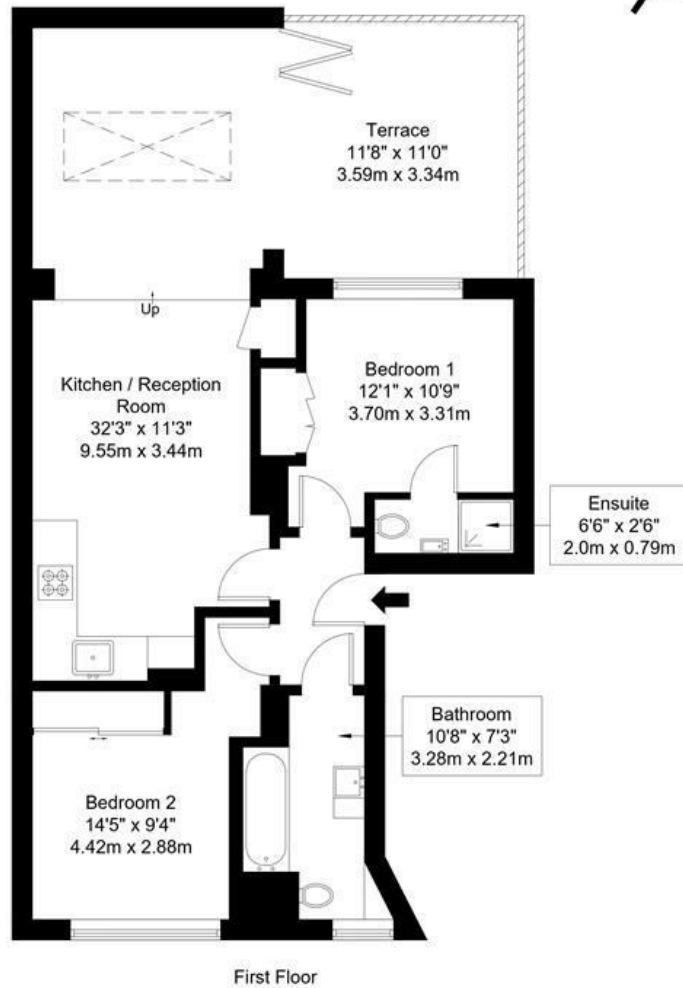


# Wentworth Street, E1 7TB

Approx Gross Internal Area = 65.82 sq m / 708 sq ft

Terrace = 11.99 sq m / 129 sq ft

Total = 77.81 sq m / 838 sq ft



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. Maximum lengths and widths are represented on the floor plan. 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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	54
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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