



Raven Row, London, E1

BUTLER & STAG



Set on the first floor of this handsome purpose-built apartment block, is this 639 Sq/Ft one-bedroom residence. The apartment boasts a modern interior design incorporating practical living, function and plenty of storage solutions.



Leasehold

- First Floor Apartment
- 639 Sq/Ft Internal Living Space
- Great Rental Investment/First Time Purchase
- Whitechapel Tube Station A Moments Walk Away
- Handsome Purpose Built Block
- 980 Year Lease
- Modern Interiors
- Chain Free

The property has all the features necessary to accommodate a contemporary lifestyle for the next discerning buyer. There is a large open plan living area with a modern fully fitted kitchen - complete with integrated appliances. It also features a double-sized bedroom and a beautiful bathroom.

Whitechapel is an incredibly vibrant and centrally located part of east London. A short walk or cycle from both the River Thames and the City, the area offers excellent local amenities. The famed Punjabi restaurant Tayyabs is a short walk away, as is the much-loved bakery Rinkoff and several excellent coffee shops. The eclectic George Tavern on Jubilee Street is recommended for drinks and occasional music events, while the Whitechapel Gallery and independent Genesis cinema provide cultural distractions. Nearby Spitalfields and Shoreditch offer further opportunities for dining, entertainment and shopping, with restaurants including Ottolenghi, Cecconi's and St. John Bread & Wine. Spitalfields Market and the surrounding streets now offer shopping opportunities comparable to the West End.

Transport links are excellent; Whitechapel underground station runs District, Hammersmith & City Line services, as well as providing access to the east London branch of the Overground and Elizabeth Lines.

- *LEASE LENGTH - 980 years
- *SERVICE CHARGE - £1500 PA
- *GROUND RENT - £100 PA
- *GROUND RENT REVIEW -
- *COUNCIL TAX - BAND D





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Approx. Gross Internal Area 639 Sq Ft - 59.36 Sq M

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First Floor

Floor Area 639 Sq Ft - 59.36 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 14/3/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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