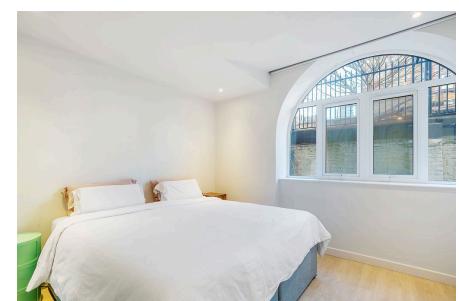


## Henriques Street, Aldgate East, E1

Guide Price £450,000 - £475,000

1 1 1



PLEASE QUOTE MR0560 - GUIDE PRICE £450K - £475K - Stunning one bedroom lower ground floor apartment (608 Sq.Ft) set within a superb historic red brick former school conversion in a highly sought after Aldgate East location. The property offers light and spacious accommodation with a wealth of character appeal, recently renovated with stylish interiors, bespoke fittings and high quality finish throughout. Flowing living space creates the perfect blend of luxury and convenience, ideal for a modern lifestyle. Features include a beautiful open plan reception room with premium German built 'ALNO' kitchen, luxury shower room, premium 'Luvanto' white oak LVT flooring, underfloor heating with Wi-Fi enabled zoned controls, Smart lighting, space saving sliding doors, upgraded wiring with multiple sockets (many with USB),

ample inbuilt storage, and neutral 'Farrow & Ball' decor. The development also offers a bike storage facility.

Accommodation comprises entrance with stairs down, leading into the open plan reception/kitchen with raised ceiling and feature beams offering ample space for both relaxing and dining.

The kitchen area comprises a range of German built 'ALNO' white fronted wall and base units with work surfaces incorporating inset sink unit, 'Caple' induction hob with integrated extractor, 'Caple' double wall mounted oven, and further integrated 'Caple' appliances including a full size dishwasher and fridge freezer. There is a well sized double bedroom, with a tiled en-suite shower room boasting a spa effect shower with rainfall and side jets. A further wet room, located off the kitchen area completes the generous accommodation.

Superbly located in the centre of London, within just a short walk of the City, the property is just moments from Aldgate East, Aldgate, Tower Hill and Shadwell stations, as well as Liverpool Street or Whitechapel for the Elizabeth line, and numerous regular bus routes, all providing unrivalled cross-London links. The area offers a bustling array of fashionable shops, bars, restaurants and amenities in this exclusive central location, with beautiful St Katharine's Dock also within a short walk, as well as bustling Brick Lane and Shoreditch.

Viewings are highly recommended.

Lease Term: 976 years remaining.

Service Charge: £2,105.84 per annum.

Ground Rent: £200 per annum.

All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

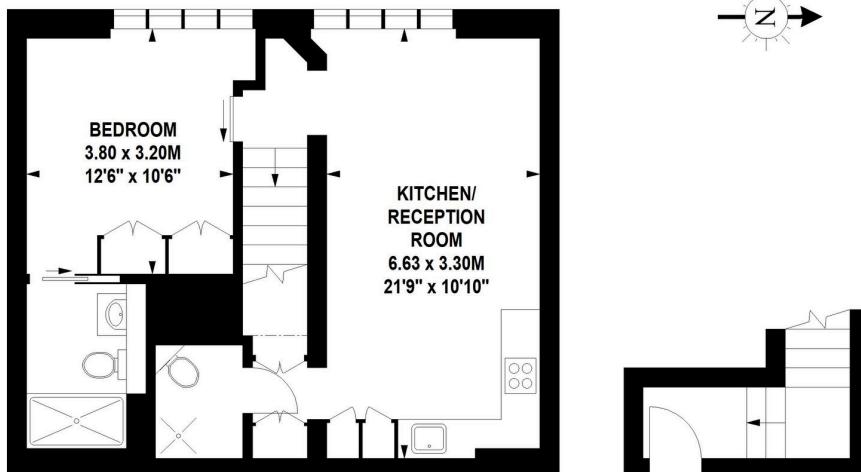
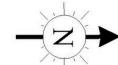
## Key Features

- PLEASE QUOTE MR0560
- Stunning One Bedroom Lower Ground Floor Apartment (608 Sq.Ft)
- Former Red Brick School Conversion in Fashionable Aldgate
- Superbly Renovated to a High Standard
- Beautiful Open Plan Reception/Kitchen
- Premium Fully Integrated German Built 'ALNO' Kitchen
- Luxury Spa Effect Shower Room and Further Wet Room
- Permit Parking and Bike Store Facility
- Long Lease
- Close to Exceptional Transport Links and Vibrant Amenities

### Bernhard Baron House, E1

Approximate gross internal area

56.48 sq m / 608 sq ft



Lower Ground Floor

Ground Floor  
Entrance

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.