



## 4 - 8 Creechurch Lane

London, EC3A

Offers in excess of  
£460,000

This charming 1-bedroom apartment, converted in 1999 from a historic tea warehouse in Creechurch Lane, offers a unique blend of heritage and modern comfort. Situated on the first floor with lift access, the apartment boasts a stylish fitted kitchen, elegant laminate wood flooring, and a sleek, contemporary bathroom, providing a cosy and inviting living space.





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- One Bedroom Apartment
- Long Lease
- Lift Access
- Converted Warehouse
- City Location
- Moments From Liverpool Street
- 430 sq/ft





Its prime location, just off Leadenhall Street, makes it an excellent choice for those seeking a pied-à-Terre or investment opportunity in the heart of the city. Creechurch Lane is conveniently close to major transportation hubs, including Fenchurch Street, Tower Hill, and Aldgate stations, providing easy access to District, Circle, and Circle lines. Additionally, the nearby Crossrail stations at Moorgate and Farringdon offer convenient commuting options.

Beyond its excellent connectivity, the apartment's surroundings are rich in cultural and recreational attractions. Residents can enjoy the proximity to the River Thames, the vibrant South Bank area, and the world-renowned Tate Modern art gallery. Liverpool Street Station is within reach, ensuring effortless travel to various destinations, while the nearby One New Change Shopping Complex offers a diverse array of sixty shops, restaurants, and bars, catering to different tastes and preferences.

In summary, this apartment not only provides a comfortable and modern living space but also offers the convenience of city living with easy access to transportation, cultural landmarks, and entertainment options, making

**Tenure:** Leasehold 970 years 5 months

**Service Charge:** £5400 Annual service charge (incl. reserve fund): £5,400.60

**Ground Rent:** £0 Peppercorn

**Local Authority:** City of Westminster

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	74	78
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

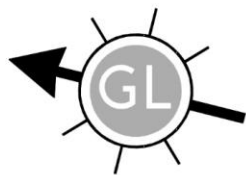
SE1 2UP

towerbridge@chestertons.co.uk

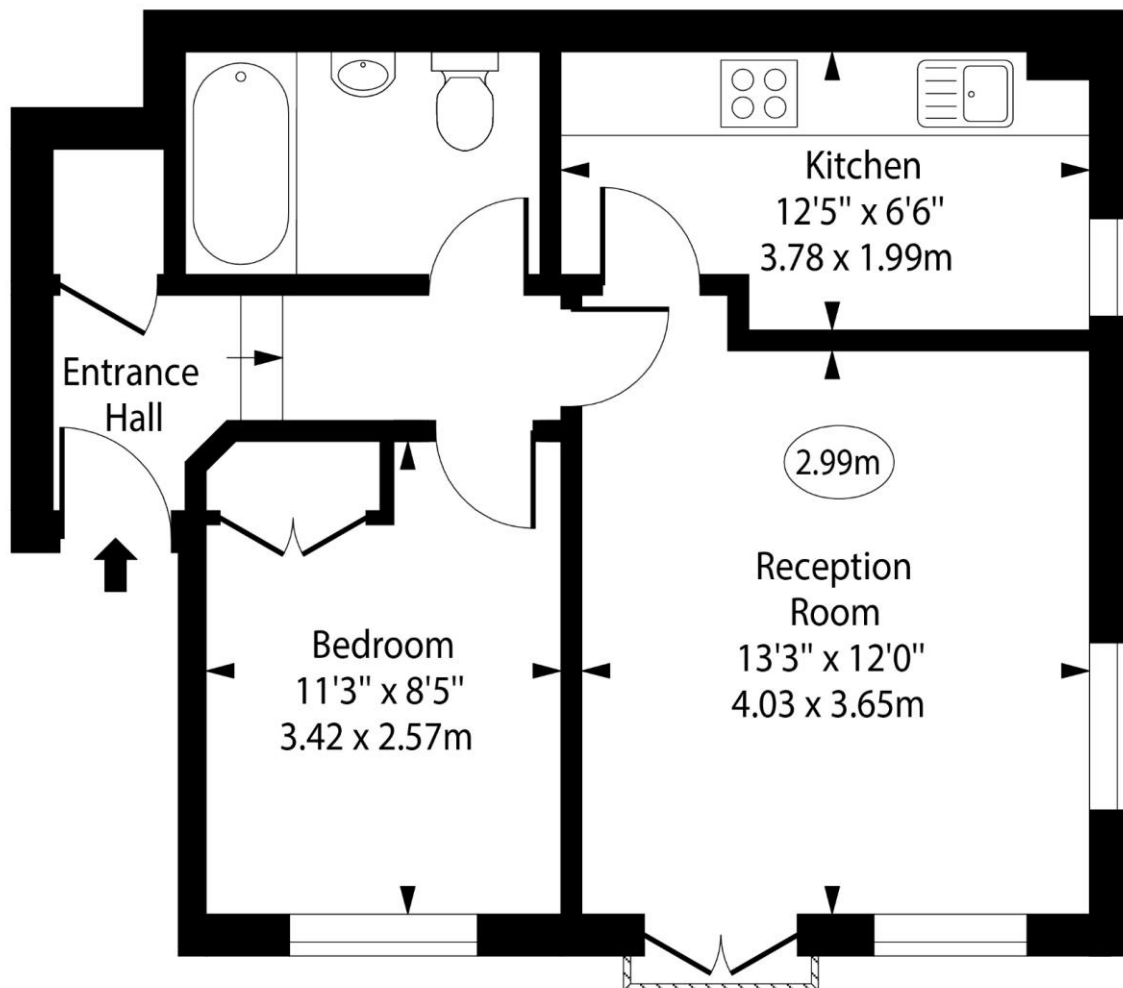
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# Creechurch Lane, EC3A



○ - Ceiling Height



First Floor

Approx Gross Internal Area

456 Sq Ft - 42.36 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 022230J

