



# Cobb Street

Spitalfields, E1

Asking Price £1,150,000

A rarely found two double bedroom warehouse apartment, peacefully set in the heart of Spitalfields, benefitting from its own private entrance and large roof terrace. A rarely found two double bedroom warehouse apartment, peacefully set in the heart of Spitalfields, benefitting from its own private entrance and large roof terrace.





# Cobb Street

## Spitalfields, E1

- Two Bedrooms
- Warehouse Apartment
- Large Private Roof Terrace
- Own Private Entrance
- Light Filled Throughout.
- Brilliantly Located Moments From Spitalfields Market
- Easy Access To Liverpool Street & Shoreditch





Accommodation is light filled throughout and comprises; a private entrance, which opens to a wide internal stairwell on the ground floor, leading up to a large/oversized hallway on the first floor, currently, intelligently used as a study space and provides access to the bathroom suite, the second bedroom and a large expanse of living space, semi open plan with the kitchen that must be viewed to be appreciated, sun soaked courtesy of the large windows and dual aspect. The entertaining space leads to a roof terrace, rarely found in warehouse space which is perfectly screened to enjoy total privacy.

The principal bedroom is accessed via the dining area, and in turn provides further access to the second bedroom. An exceptional unit rarely available on the open market which must be viewed to be appreciated.

Cobb Street is brilliantly located in the heart of Spitalfields, moments from Spitalfields market and all that Shoreditch has to offer, whilst being perfectly places for access to the City. Liverpool Street, Aldgate and Aldgate East are the closest stations.

**Tenure:** Leasehold 96 years

**Service Charge:** £965

**Ground Rent:** £125

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		80
D (55-68)	61	
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

## Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

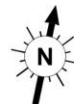
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COBB STREET, E1



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 75 SQ FT / 7.0 SQ M  
FIRST FLOOR = 1087 SQ FT / 101.0 SQ M  
TOTAL = 1162 SQ FT / 108.0 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1107309)

