



# Esprit Court

21 Brune Street, E1

Asking Price £550,000

Set on the second floor of a well-maintained building with lift access, this spacious one-bedroom apartment offers 695 sq. ft. of well-arranged living space in one of East London's most desirable and culturally rich neighbourhoods.





# Esprit Court

## 21 Brune Street, E1

- One Bedroom
- One Bathroom
- Leasehold
- Lift Access
- Excellent Transport Links
- Great Location
- Moments From Spitalfields Market





Flooded with natural light, the bright and airy reception room provides ample space for both living and dining, while the separate kitchen offers a practical and well-equipped layout ideal for modern living. The generously sized double bedroom is complemented by a large bathroom, creating a comfortable and well-balanced home.

With over 100 years remaining on the lease, this apartment presents a fantastic opportunity to secure a substantial property in the vibrant heart of Spitalfields just moments from the markets, galleries, independent boutiques and renowned eateries that make this area so sought-after.

Ideal for both end-users and investors alike, this is a rare chance to own a slice of East London history with space, character, and unbeatable location.

**Tenure:** Leasehold 101 years 8 months

**Service Charge:** £4000 pa

**Ground Rent:** £200 pa

**Local Authority:** Tower Hamlets

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Tower Bridge Sales*

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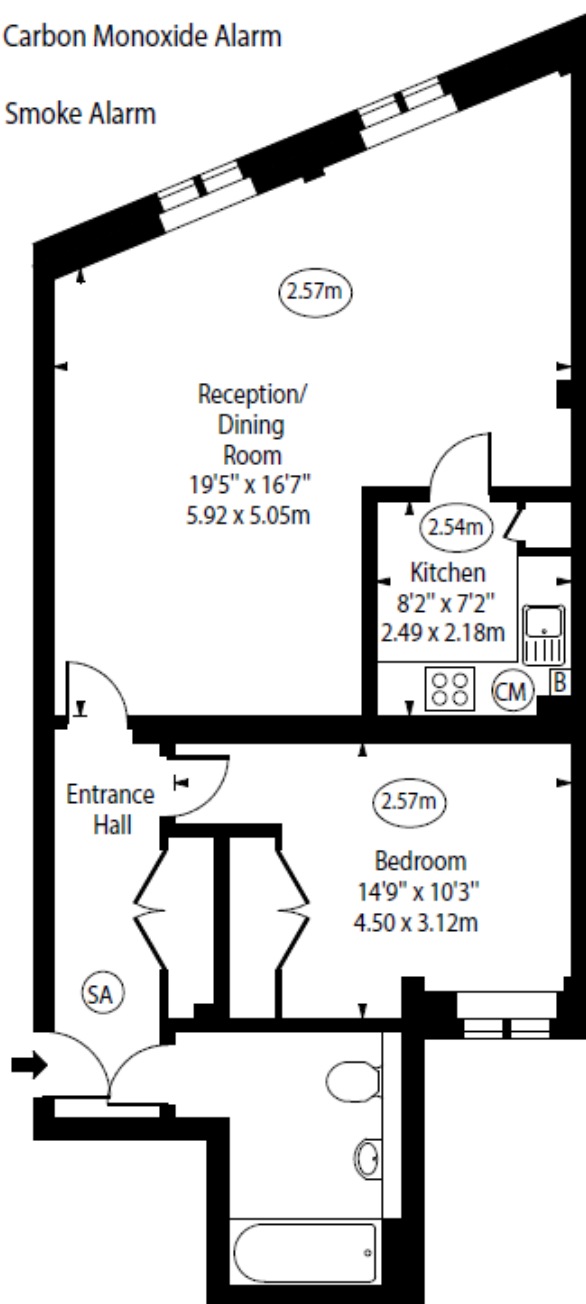
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Esprit Court,  
Brune Street, E1

(CM) - Carbon Monoxide Alarm

(SA) - Smoke Alarm

(O) - Ceiling Height



Second Floor

Approx Gross Internal Area 695 Sq Ft - 64.57 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 025644M

