



Eagle Works West, Quaker Street  
London, E1 6ST

£400,000

  
elms  
ESTATES

Elms Estates are delighted to be able to bring to the market For Sale this superb One Bedroom Second Floor Apartment within a Modern Development.

The property is located on the sought after Quaker Street which is within a short walk of the Iconic Brick Lane and Fashionable Shoreditch areas located within the heart of the East End and offering excellent access to all of the Transport into the city, Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has to offer.

The property benefits from an open plan, dual aspect kitchen/lounge area, spacious double bedroom and modern bathroom.

The property is offered to the market on a CHAIN FREE BASIS

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.





**Reception** 15'1" x 12'2" (4.60m x 3.71m)



**Kitchen** 8'2" x 6'11" (2.49m x 2.11m)



**Material Information**  
Tenure: Leasehold  
Length Of Lease: Approx 103 Years remaining  
Annual Ground Rent £250.00 Per year  
Annual Service Charge: £1,681.92 Per year  
Council Tax Band: C

**Bedroom** 15'1" x 8'10" (4.6 x 2.7)



**Bathroom**



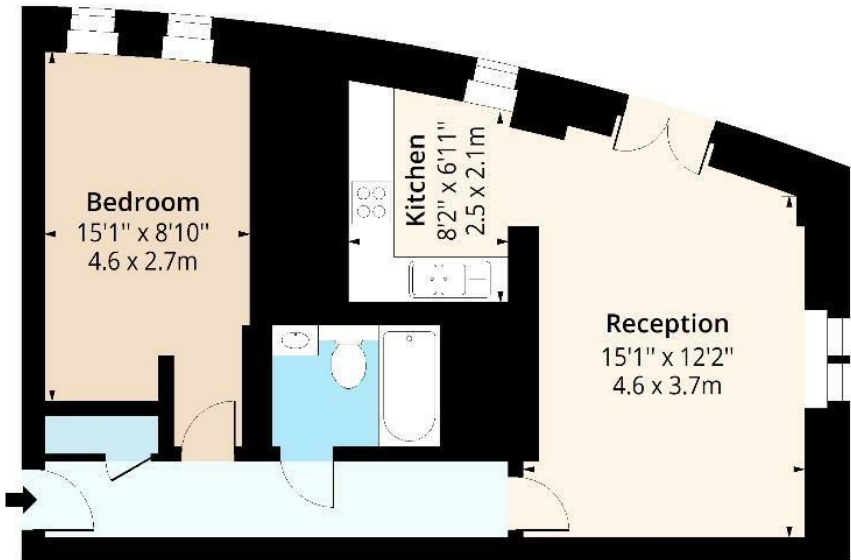




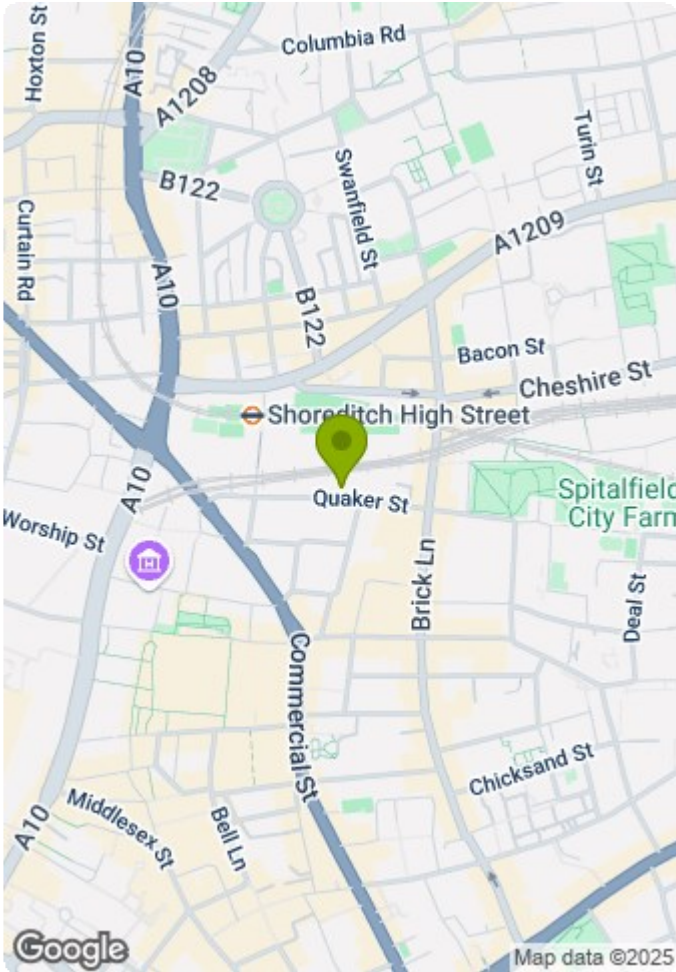
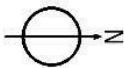


# Eagle Works West, E1

Approx. Gross Internal Area 629 Sq Ft - 58.43 Sq M



**Second Floor**  
Floor Area 629 Sq Ft - 58.43 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.

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Date: 3/29/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		