



Hemming Street, London, , E1 5FZ

£650,000

Elms Estates are absolutely delighted to be able to offer to the market for sale this contemporary Two Bedroom Apartment with Private Balcony and Stunning Skyline Views.

Sirus House is set within a secure, modern development, offering stylish urban living just moments from Shoreditch, Spitalfields and Brick Lane. The property is within easy reach of Bethnal Green Overground and Central Line stations, Shoreditch High Street Overground, and Whitechapel station, which offers the Elizabeth Line as well as Hammersmith & City and District Line services. This connectivity places the entire city at your fingertips.

The interior boasts a sleek, contemporary design with an open-plan kitchen and living area. Floor-to-ceiling windows lead out to a private balcony, with sweeping skyline views. The bedrooms are generously sized, both benefiting from access to the second balcony, with the main bedroom also featuring an en-suite bathroom.

Residents also benefit from access to a large communal roof terrace—ideal for socialising or enjoying panoramic city views—as well as secure bike storage for added practicality.

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.



Reception/Dining/Kitchen
18'8" x 16'8" (5.7 x 5.1)

Balcony
14'9" x 5'6" (4.5 x 1.7)

Bedroom One
17'8" x 8'10" (5.4 x 2.7)

En-Suite to Bedroom One

Bedroom Two
17'4" x 9'2" (5.3 x 2.8)

Bathroom

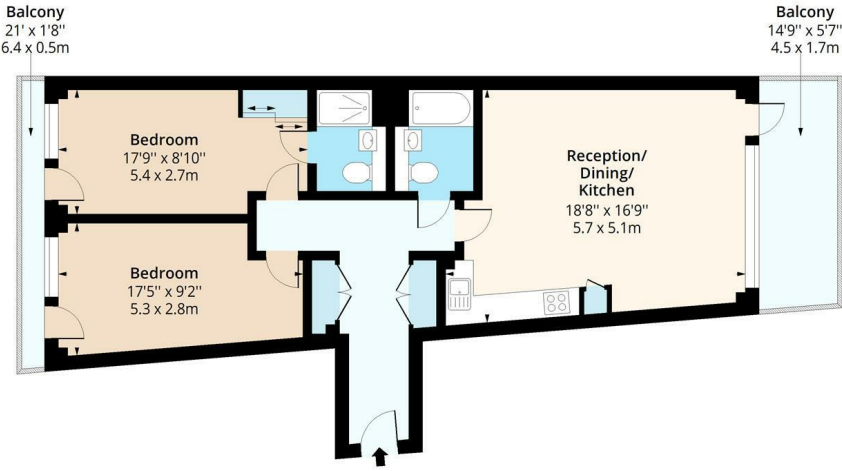
Material Information

Tenure: Leasehold
Length Of Lease: Approx 992 Years remaining
Annual Ground Rent: £300.00 Per year
Annual Service Charge: Approx £3,500 Per year
Council Tax Band: D



Sirus House, E1

Approx. Gross Internal Area 867 Sq Ft - 80.54 Sq M
Approx. Gross Balcony Area 123 Sq Ft - 11.43 Sq M



Third Floor

Floor Area 867 Sq Ft - 80.54 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: 19/7/2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	