



PRICE GUIDE

£325,000

Cavell Street

London, E1 2BS

This beautiful one-bedroom flat combines charming period-style features with modern finishes and a fantastic private terrace. Ideally located on Cavell Street, E1, the property sits moments from the vibrant hubs of Brick Lane and Shoreditch, offering an array of boutique shops, cafés, restaurants, pubs and cultural amenities.

Well served for transport, you will have easy access to Whitechapel, Shadwell and Aldgate stations-all within walking distance-along with excellent 24-hour bus routes providing swift links into the City and the West End.

Inside, the property boasts a spacious bright bedroom and a luxury open-plan living room kitchen complete with integrated appliances including a dishwasher, contemporary décor, wooden flooring, and characterful exposed brickwork paired with impressively high ceilings. The stylish, fully tiled bathroom features a large modern shower suite.

Offered chain free with a long lease, this is a fantastic opportunity to purchase a unique home in one of East London's most desirable and well-connected area.

Leasehold: 978 year remaining
Service Charge: £2,389 per annum
Ground Rent: £30 per annum
Council Tax: Band C





Greenwich Court, E1 2BS

Approx Gross Internal Area = 33.7 sq m / 363 sq ft

Balcony = 7.8 sq m / 84 sq ft

Total = 41.5 sq m / 447 sq ft



Third Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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