



## 2 THE WEXNER BUILDING, LONDON, E1 7LF

Asking Price £850,000

2 Bedrooms | 2 Bathrooms | For Sale

### Property Features

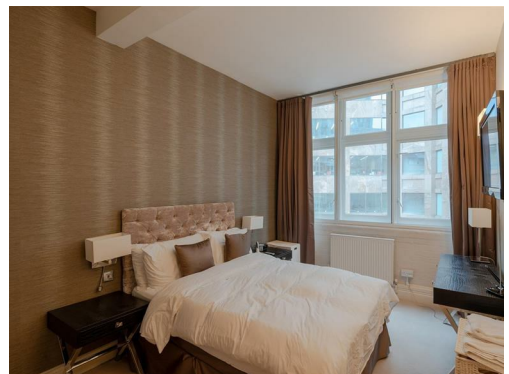
- Two Bedrooms
- Modern Shower Room
- Converted Warehouse
- Close to Spitalfields
- Well Fitted Kitchen
- Third Floor
- Approx. 790 Sq feet
- Close top Liverpool Street

A large and well-presented two-bedroom apartment located on the third floor of a warehouse conversion, The Wexner Building. Measuring approximately 790 square feet, this apartment comprises of a spacious and large living/dining area and a fully fitted gloss finish kitchen with integrated appliances.

This beautiful apartment offers one double bedroom and a single bedroom with fitted wardrobes and a sleek finished shower room across the hall. This property also offers ample storage space.

Wexner Building is located on Strype street. The City is within a short walk away from local amenities such as, niche boutiques and independent outlets of Spitalfields Market for shopping. Whilst vibrant and trendy Shoreditch and Brick Lane are within a short walk for a selection of excellent restaurants and bars. Liverpool Street Station is only moments away which offers various underground lines towards Central and West London as well as National rail services. The Elizabeth Line Station is now open.

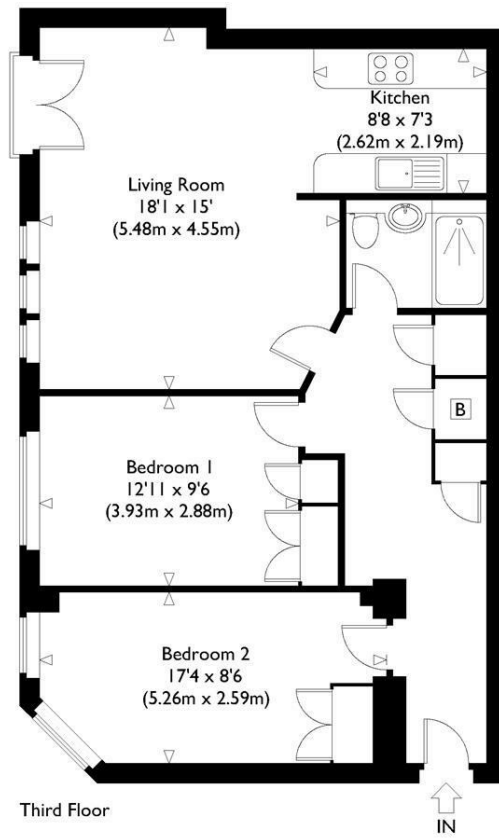
Service Charge: £4381.52 per annum Ground Rent: £500 per annum





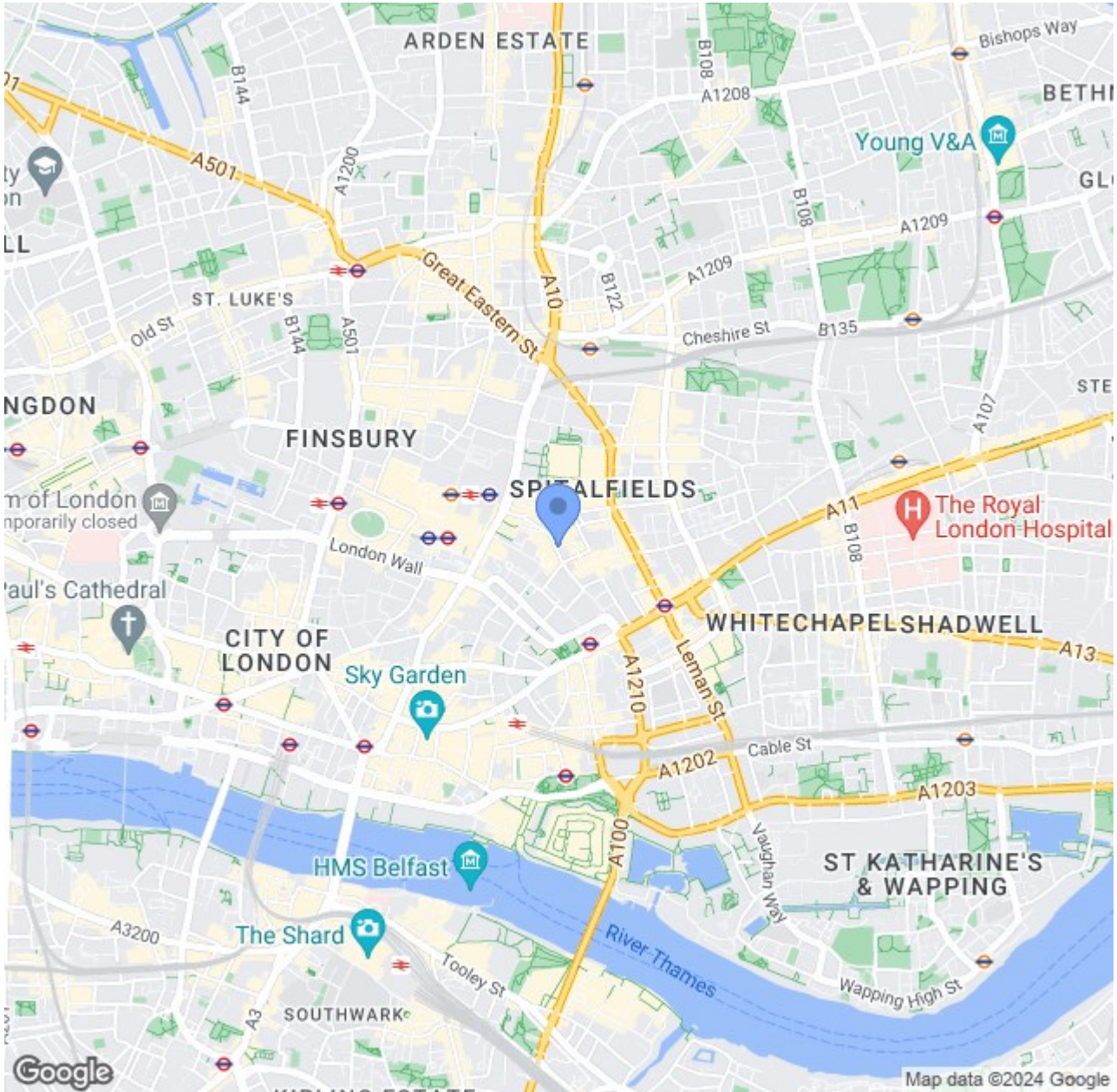
Prepared for Scott City

### WEXNER BUILDING E1 7LF



Approximate Gross Internal Floor Area : 793 sq ft / 73.7 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## CONTACT US ABOUT THIS PROPERTY

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026

F: 020 7600 0025

E: [property@scottcity.co.uk](mailto:property@scottcity.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	83
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	