



Apartment 1404, 112, Crawford Building Whitechapel High Street, London, E1 7AP

 1  1  1  B

This beautifully presented 14th floor one bedroom apartment offers bright, modern living with an appealing east facing aspect and open views. Spanning near 450 sqft, the property features an open plan kitchen and living area with floor to ceiling windows, creating a naturally light and inviting space. The property has added benefit of a large balcony overlooking the London sky line. The bedroom includes built in wardrobes, while the contemporary bathroom and additional storage ensure practical day to day comfort. Residents benefit from a 24 hour concierge and secure entry within this well maintained landmark development. \*The bed has been digitally dressed for marketing purposes.

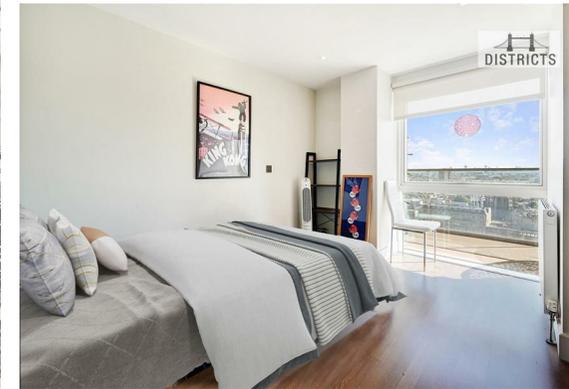
Perfectly positioned above Aldgate East Station, The Crawford Building delivers unbeatable Zone 1 connectivity, placing the City, Canary Wharf, and Shoreditch within minutes. A short walk brings you to Spitalfields Market, Brick Lane, Whitechapel High Street, Tower Hill, and a huge choice of cafés, restaurants and amenities, making the location ideal for both lifestyle and convenience.

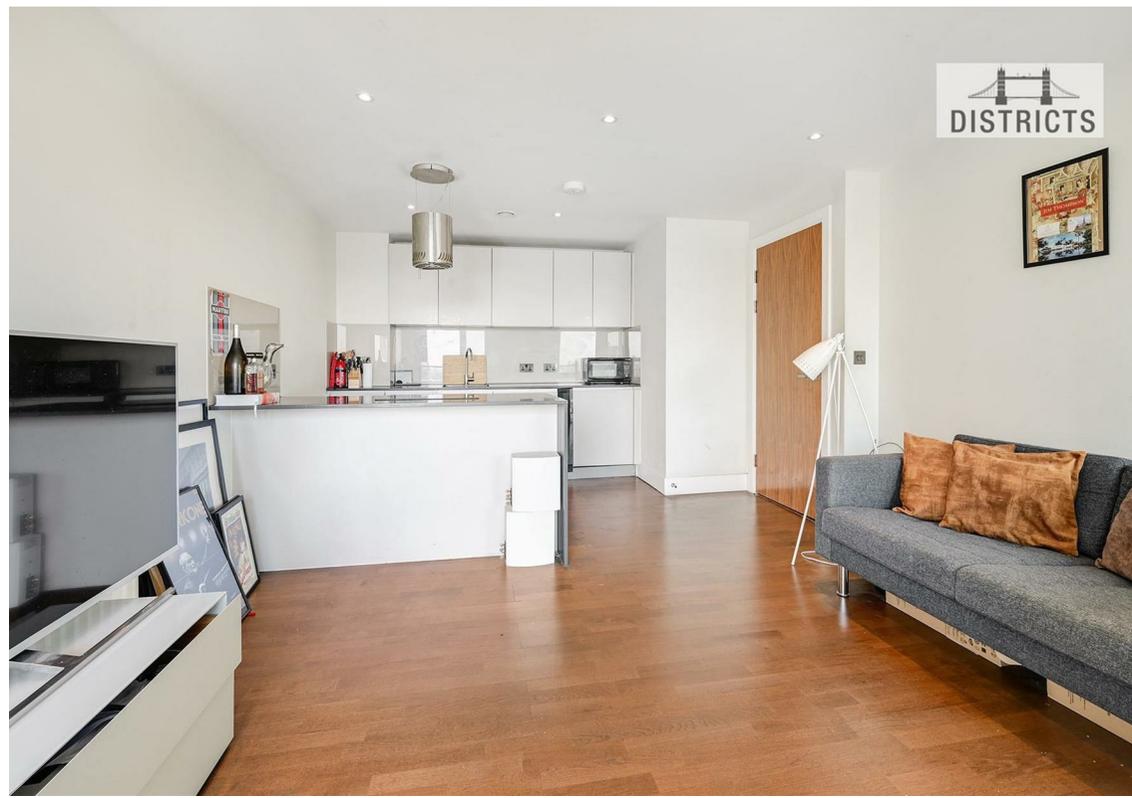
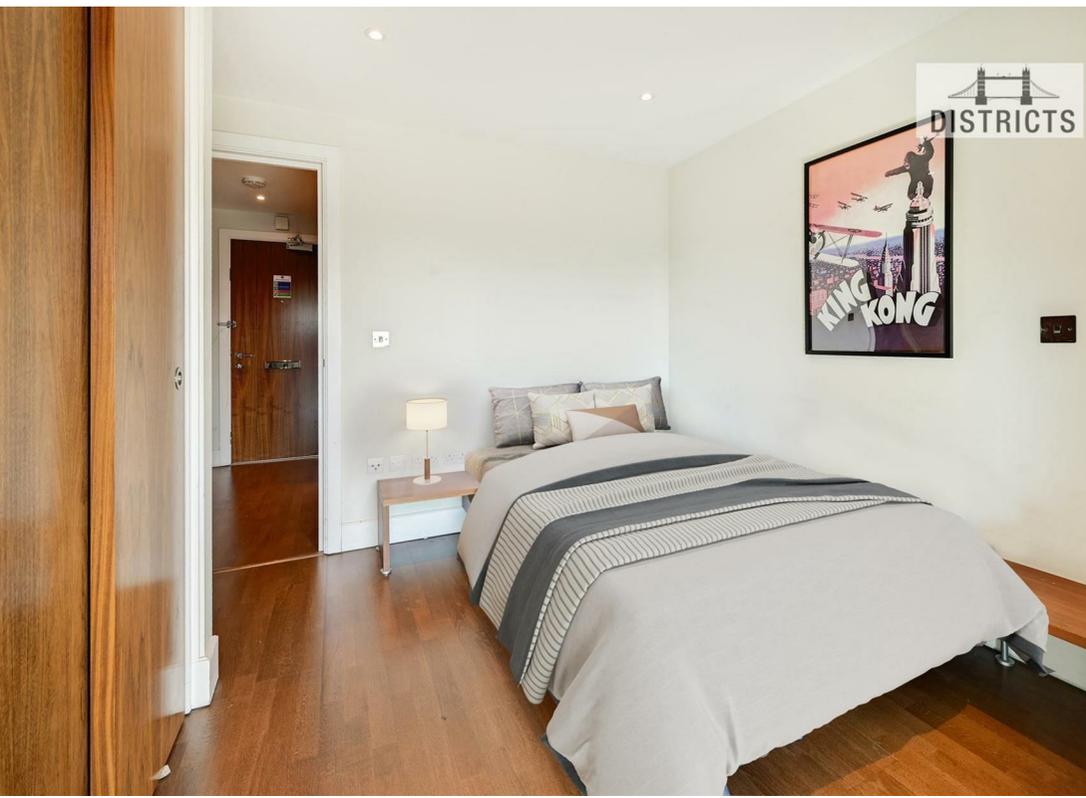
Offered as an excellent opportunity for buyers seeking a stylish central London home or a strong long term investment in a vibrant, high demand area.

Leasehold: 120 years remaining.  
Ground rent amount: £300 p/a  
Review period: Ask agent  
Service charge amount: Approx. £2,217 p/a  
Council tax band: E – Tower Hamlets  
EPC rating: B

Electricity supply – Mains | Heating – Insite Energy | Water Supply & Sewerage – Mains | Lift Access | Parking: No | EWS1: Ask Agent

To check broadband and mobile phone coverage please visit Ofcom.  
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control.

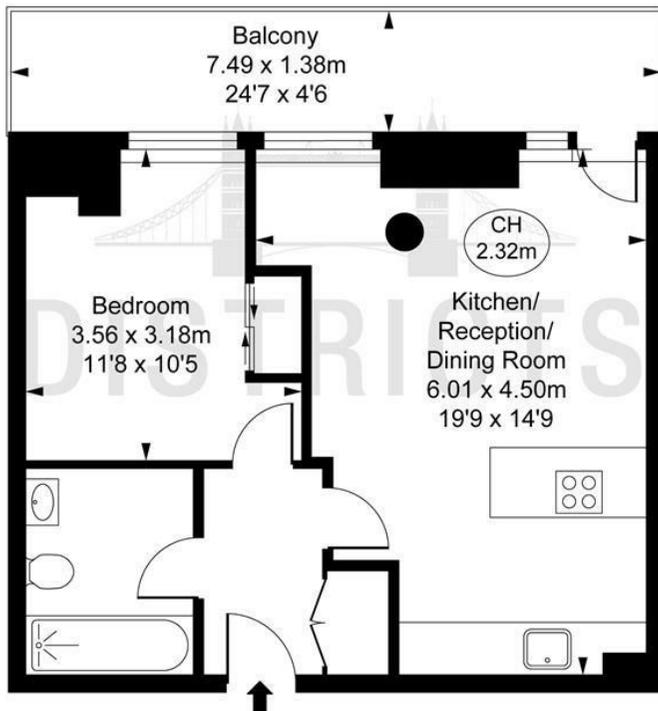




# Crawford Building, E1

Approximate Gross Internal Area  
41.68 sq m / 449 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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