



## 20 Calvin Street, Spitalfields, London, E1 6HF

- 2 Bedroom Apartment
- Fourth Floor
- Neutral Modern Decor
- Moments from Spitalfields Market, Brick Lane & Shoreditch
- 2 Bathrooms
- Lift Access
- Excellent natural Light
- Chain Free

**£650,000**



# 20 Calvin Street, Spitalfields, London, E1 6HF

## DESCRIPTION

Set on the fourth floor of a modern, well-maintained development, this bright and contemporary two-bedroom, two-bathroom apartment offers well-proportioned living space in the heart of Spitalfields.

The property boasts a spacious open-plan reception and kitchen area, flooded with natural light from large windows, creating a bright and inviting atmosphere. The sleek, fully fitted kitchen features high-gloss cabinetry and integrated appliances, ideal for both everyday living and entertaining.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a modern en-suite shower room. A second stylish bathroom serves the additional bedroom and guests.

Calvin Street is perfectly positioned moments from the vibrant amenities of Spitalfields, Shoreditch and Brick Lane. Residents can enjoy an array of boutique shops, cafés, restaurants and bars right on the doorstep.

Liverpool Street Station is within easy walking distance, offering access to the Central, Circle, Metropolitan and Hammersmith & City lines, as well as National Rail and the Elizabeth Line. Shoreditch High Street Overground is also nearby, providing excellent connectivity across London.





# ALPHA COURT



APPROXIMATE GROSS INTERNAL AREA  
782 SQ. FT. (72.7 SQ. M.)

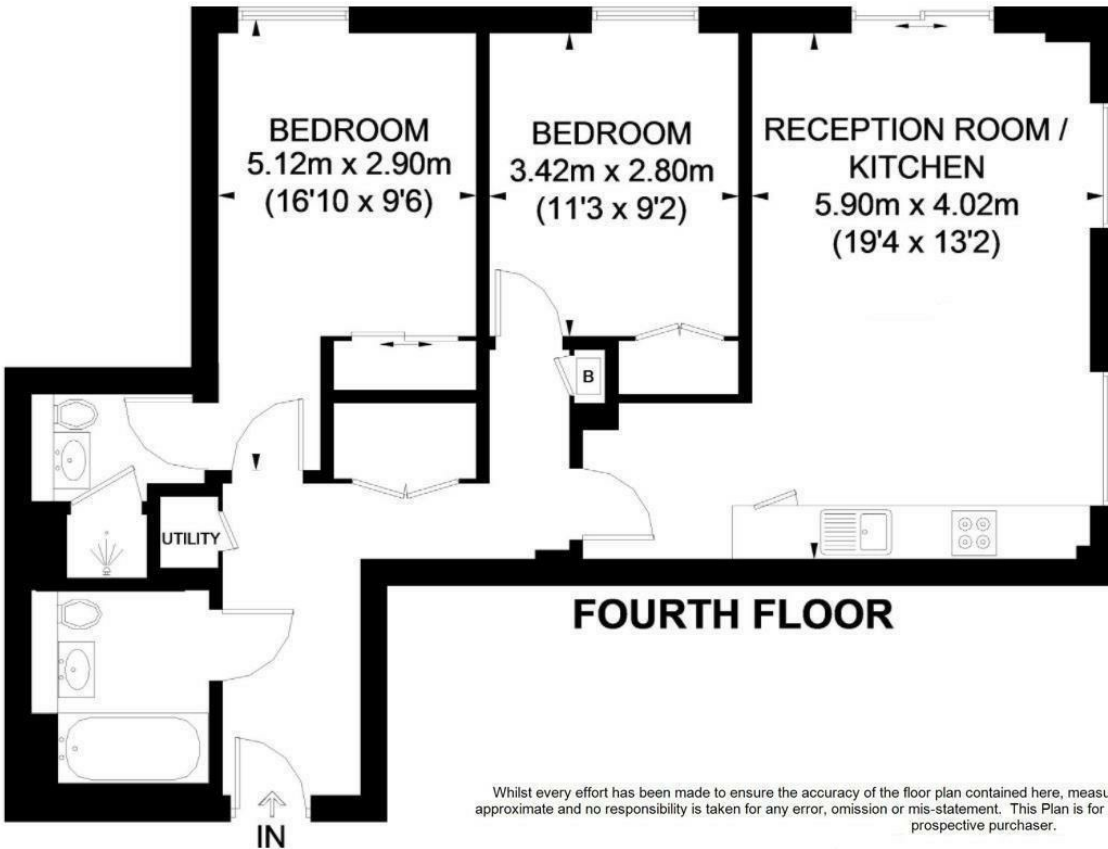
## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



110 Curtain Road, London, EC2A 3AH  
Tel: 020 7613 1798 Email: [shoreditch@hunters.com](mailto:shoreditch@hunters.com) <https://www.hunters.com>

