

The Spectrum Buildings

East Road, N1

Offers in excess of £450,000

A stylish and well-appointed one-bedroom apartment on the fifth floor on the ever sought after The Spectrum Building, offering contemporary living in a highly convenient location close to Old Street and the City.

CHESTERTONS









The Spectrum Buildings

East Road, N1

- Modern fifth-floor one-bedroom apartment
- West-facing balcony
- Contemporary interiors
- Comfort cooling and under-floor heating
- Excellent Old Street location
- Available chain free

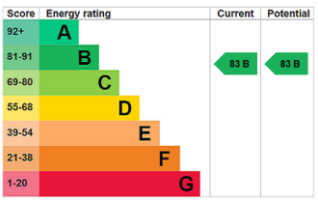


The apartment features a bright open-plan living space with modern fittings and an integrated kitchen, creating a sleek and practical environment for both relaxing and entertaining. The west-facing balcony, accessible from the living room and bedroom, provides a private outdoor space and excellent afternoon and evening light. Further benefits include comfort cooling and underfloor heating, providing year-round comfort, while the property is offered chain free.

Ideally located for the extensive range of shops, cafés, restaurants and amenities around Old Street, Shoreditch and Hoxton, with Old Street Station within easy reach, the apartment is particularly well positioned for professionals seeking convenient access to the City and wider London.

Building works: The Spectrum Building is scheduled to undergo remedial works during 2026. A Letter of Comfort is available confirming that qualifying leaseholders, as defined under the Building Safety Act 2022, will not be required to meet the cost of the remediation works.

Tenure: Leasehold 135 years 9 months
Service Charge: £4318
Ground Rent: £300
Local Authority: Hackney
Council Tax Band: D

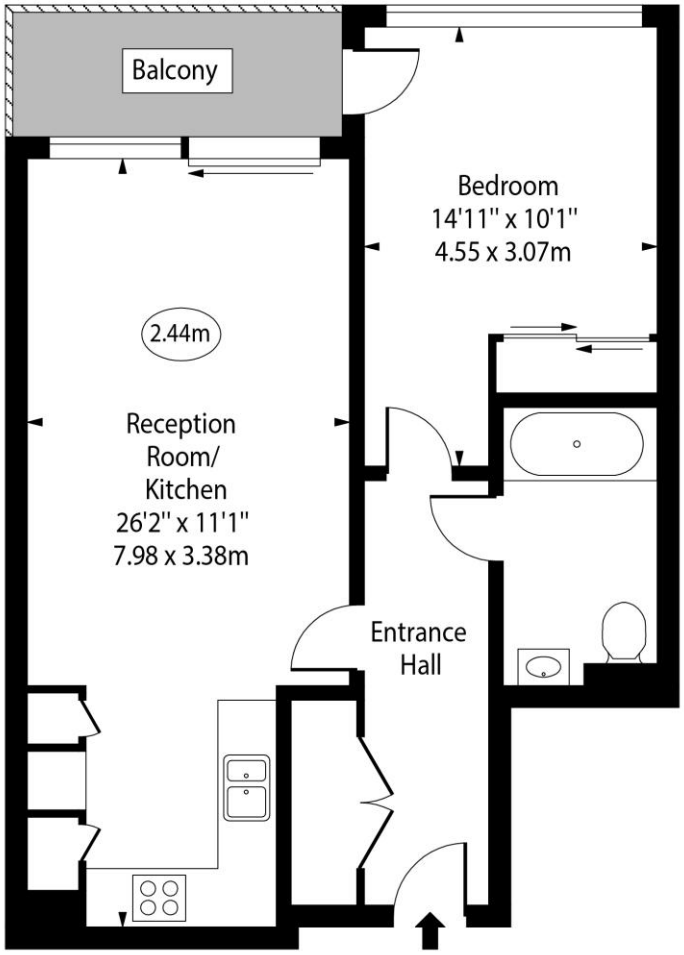


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The Spectrum Buildings, East Road, N1

- Ceiling Height



Fifth Floor

Approx Gross Internal Area 554 Sq Ft - 51.47 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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