



PRICE GUIDE

**£750,000**

**Clark Street**

London, E1 3HS

Guide Price £750,000 - £775,000

Extending across the ground and mezzanine levels, the apartment offers an impressive sense of scale and volume. The striking double-height reception room forms the centrepiece of the home, with dramatic ceiling heights, exposed brick walls and expansive original-style windows that bathe the space in natural light throughout the day. The layout provides clearly defined living and dining areas while maintaining an open, sociable feel - ideal for entertaining or working from home.

The contemporary open-plan kitchen is fully fitted with integrated appliances including dishwasher, washing machine, generous worktop space and ample storage, blending modern convenience with the building's industrial character. High-quality finishes and carefully considered lighting further enhance the overall design.

The accommodation comprises two well-proportioned double bedrooms. The principal bedroom is positioned on the mezzanine level, overlooking the reception space below and creating a boutique loft-style atmosphere. It benefits from fitted storage and a sleek ensuite bathroom. A second spacious double bedroom is located on the lower level, along with a separate stylish shower room finished to a high contemporary standard.

A standout feature of this property is the large south facing private terrace - a rare addition within the development - providing excellent outdoor space for relaxing, dining or entertaining during the warmer months.

Residents of Stepney City Apartments benefit from a secure gated entrance, concierge service, secure entry system and bike storage and communal laundrette room

The location is exceptionally well connected, with Stepney Green station, Whitechapel station and Shadwell station all within easy reach, offering Underground, Overground, DLR and Elizabeth Line services. The vibrant surroundings of Brick Lane and Shoreditch provide an array of renowned restaurants, cafés, bars and boutiques, while frequent 24-hour bus routes offer direct access into the City and West End.

This is a rare opportunity to secure a distinctive and spacious home within one of East London's most desirable school conversions.

offered chain free

Leasehold: 974 years remaining

Service Charge: £6120 per annum

Ground Rent: £250 per annum

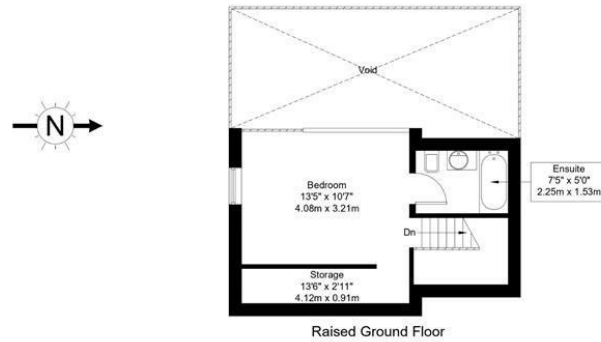
Council Tax: Band E



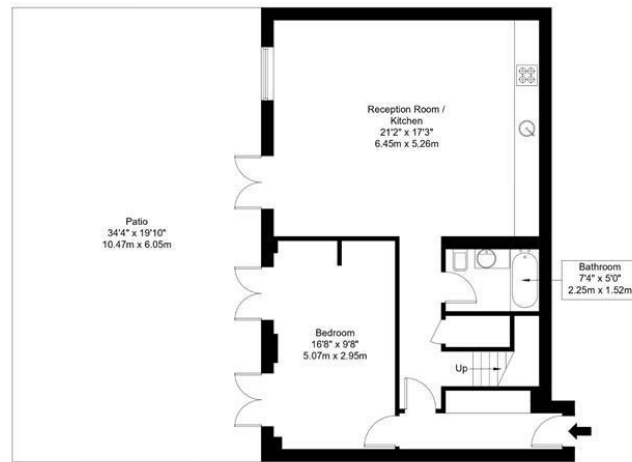


# Clark Street, E1 3HS

Approx Gross Internal Area = 92.6 sq m / 997 sq ft



Raised Ground Floor



Lower Ground 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</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	

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

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com