

FOR SALE



Wexner Building, Shoreditch, E1

Offers In Excess Of £500,000 Leasehold

 **1**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A spacious and fantastic one-bedroom apartment which is ideally located just a few minutes' walk from Liverpool Street Station, offering easy access to the City. The apartment is light and spacious, comprising a large living room with ample space for dining, a fully integrated kitchen, a double bedroom, and a three-piece bathroom with a shower over the bath.

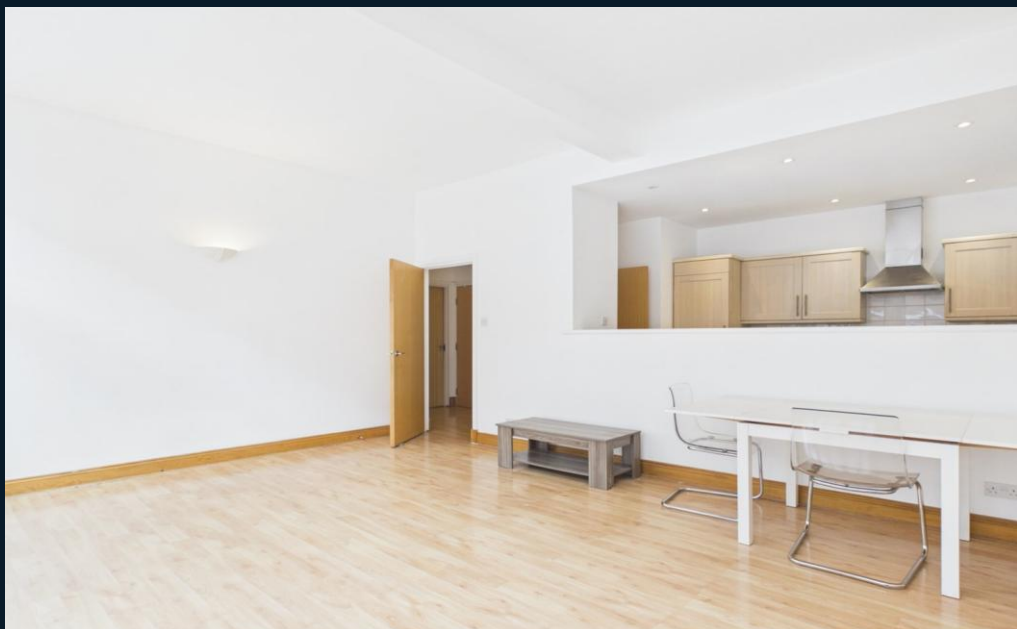
Situated on the third floor of the beautifully maintained Wexner Building, this quiet warehouse conversion offers character, comfort, and an excellent location. Within walking distance are a fantastic selection of restaurants, bars, and coffee shops, as well as some of London's most iconic markets, including Spitalfields Market, Petticoat Lane Market and Columbia Road Flower Market. Also ideal for executives looking for a City of London pad.

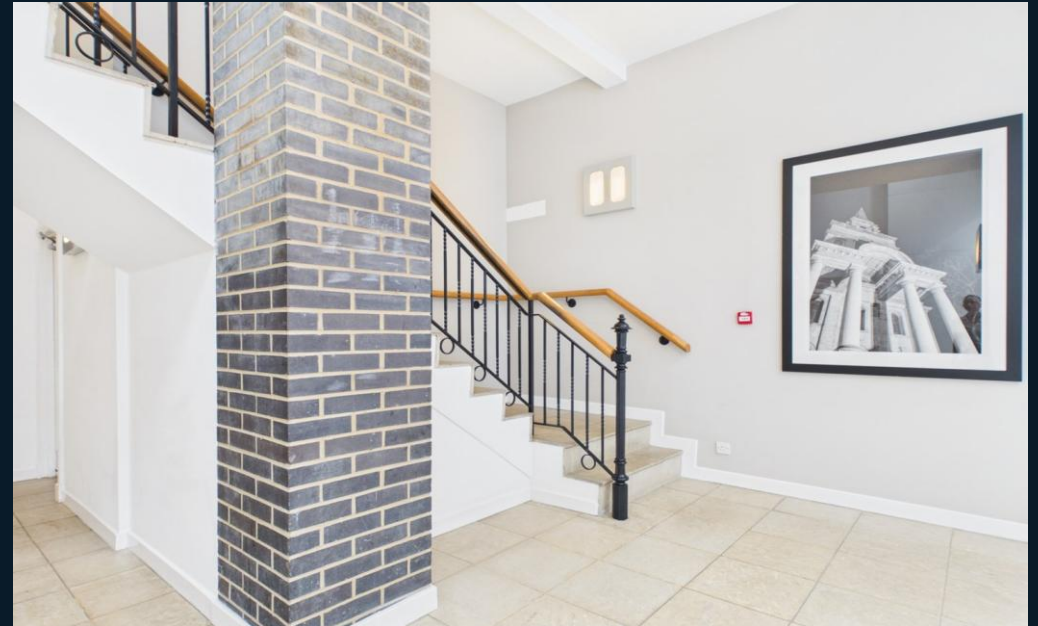


Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	77
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		







Approximate total area[®]

589 ft²

54.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 96 years remaining

Service Charge – £3171.12

Ground Rent – £350

Council Tax Band – E

Local Authority – Tower Hamlet Council



Property Type
Flat (Third Floor)



Construction Type
Brick



Parking
No Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard



Mobile Signal
Good Coverage

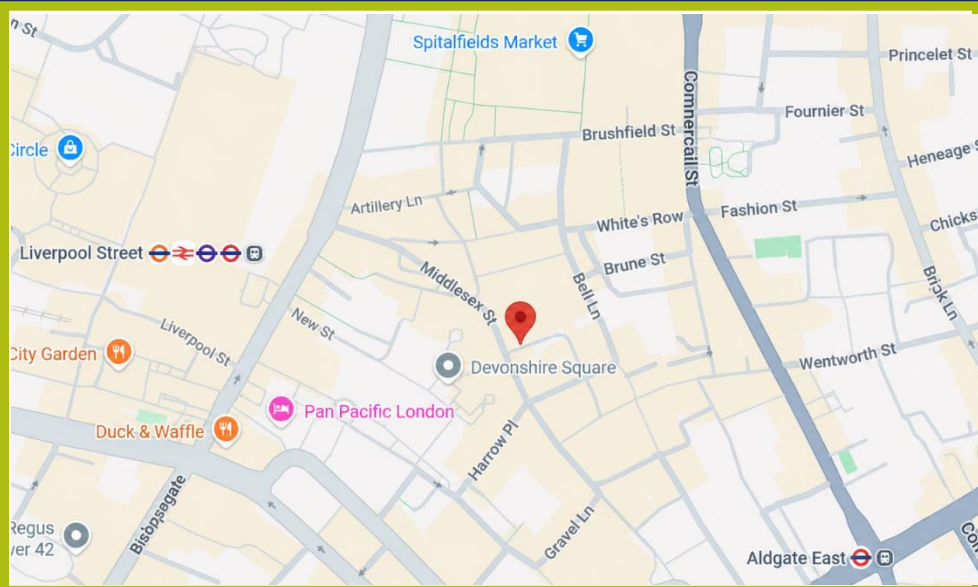


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



samuelestates.com