

MATT LEITCH
exp



Mulberry Court, Cable Street, E1
London

OIEO £650,000
Leasehold

Bedrooms: 2

Bathrooms: 2

Receptions: 1

OIEO: £650,000

An exceptional two-bedroom, two-bathroom penthouse duplex apartment, uniquely situated over the third and fourth floors of a beautifully converted Victorian school in Zone 2.

Neighbouring the tranquil St Georges Park and set back from the historic Cable Street, this spacious 958 Sq ft loft style apartment offers a blend of historic charm and contemporary living, perfectly designed for modern urban life.

Upon entering, you are greeted by a well-proportioned entrance hall which currently doubles as an office space, which leads to two generously sized bedrooms and two modern bathrooms (principal with en-suite).

A turning staircase leads to the upper floor and a spacious open plan reception/ fitted kitchen.

One of the highlights of this property are the two private terraces over two levels, accessed from both bedrooms and the reception room, providing enviable city views and perfect for enjoying outdoor moments.

The property also benefits from abundant natural light throughout.

Further enhancements include lift access for ease, and a secure gated parking space, rare in this location, adding to the convenience this remarkable duplex offers.







Located in a prime Zone 2 area, this home boasts outstanding transport links.

Shadwell station is just moments away, offering swift connections to Canary Wharf in approximately 10 minutes and Bank in a mere 4 minutes, making commuting effortless.

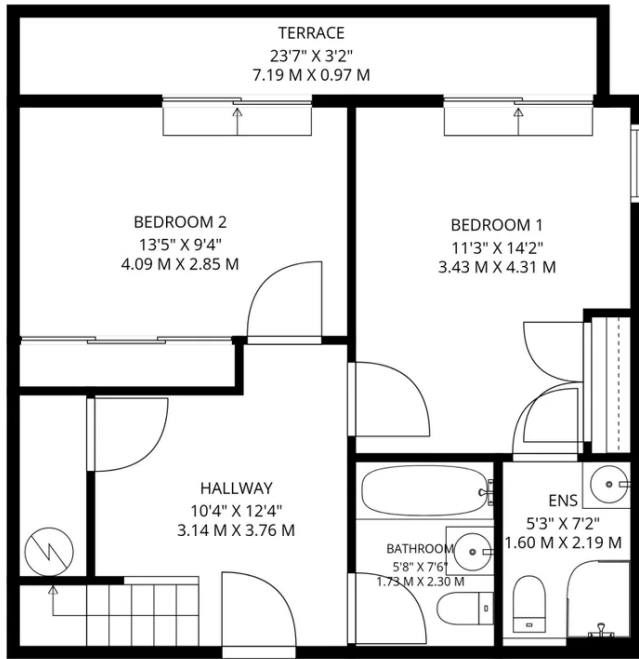
The surrounding area provides a vibrant lifestyle with an array of secluded parks, access to Tobacco Dock, Wapping and the Thames, and local amenities, including diverse dining options, independent shops, and cultural attractions, all within easy reach.

This converted Victorian school duplex offers a rare opportunity to own a distinctive home that combines historic character with modern luxury and unparalleled connectivity.

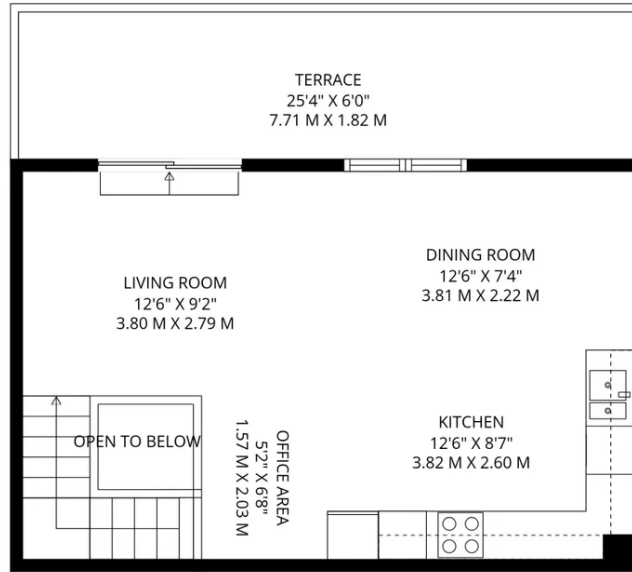
****Furnishings shown are virtually staged (CGI) for illustrative purposes only and may not be to scale****

All Enquiries quote: ML1247





GROUND FLOOR



1ST FLOOR

Total: 932 sq. Ft, 87 m2
Ground Floor: 550 sq. Ft, 51 M2, 1st Floor: 382 sq. Ft, 36 m2
Excluded Areas: Terrace: 227 sq. Ft, 21 M2, Open To Below: 14 sq. Ft, 1 M2, Walls: 105 sq. Ft, 9 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	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	

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