



**£600,000**

**Cheshire Street**

London, E2 6ER

A unique opportunity to acquire a ground-floor, corner live/work space located seconds from Brick Lane, and which forms part of a modern gated development.

The property is currently used as a working studio - the main space is accessed via Cheshire Street, and has floor to ceiling windows and white tiled flooring providing a clean, smart, bright working environment

There is a separate fitted kitchen, big enough to accommodate a dining table, a modern bathroom, and plenty of storage. There is a bedroom to the back of the property which has a additional access via the rear entrance.

This unique space is very versatile - a range of work opportunities that would suit the premises, as well as being a substantial, 900 square foot 1-bedroom property. There is also the option to convert into a 2-bedroom apartment, subject to planning.

Located on the fashionable Cheshire Street among the vintage and boutique shops, just moments from Brick Lane, one of the East End's most established and recognisable destinations. The area has a long and varied history, shaped by successive communities that have contributed to its distinct character and strong local identity.

The immediate neighbourhood offers a wide range of amenities, including independent retailers, well-regarded restaurants and cafés, and popular market destinations. It remains a key draw for visitors and residents alike, particularly those seeking dining, fashion and vintage retail options.

Columbia Road Flower Market is within walking distance, while Spitalfields and Whitechapel provide further retail, cultural and commercial amenities. Several well-maintained green spaces are also easily accessible, including Haggerston Park, London Fields and Victoria Park, offering convenient outdoor leisure opportunities close to the City and central London.

The area has excellent transport links and is a short walk from Liverpool Street mainline station, Aldgate Underground and Shoreditch High Street Overground stations, as well as being served by a large number of bus routes.

Offered on a chain free basis.

Leasehold: 101 years

Service Charge: £3,700 per annum

Ground Rent: £250 per annum

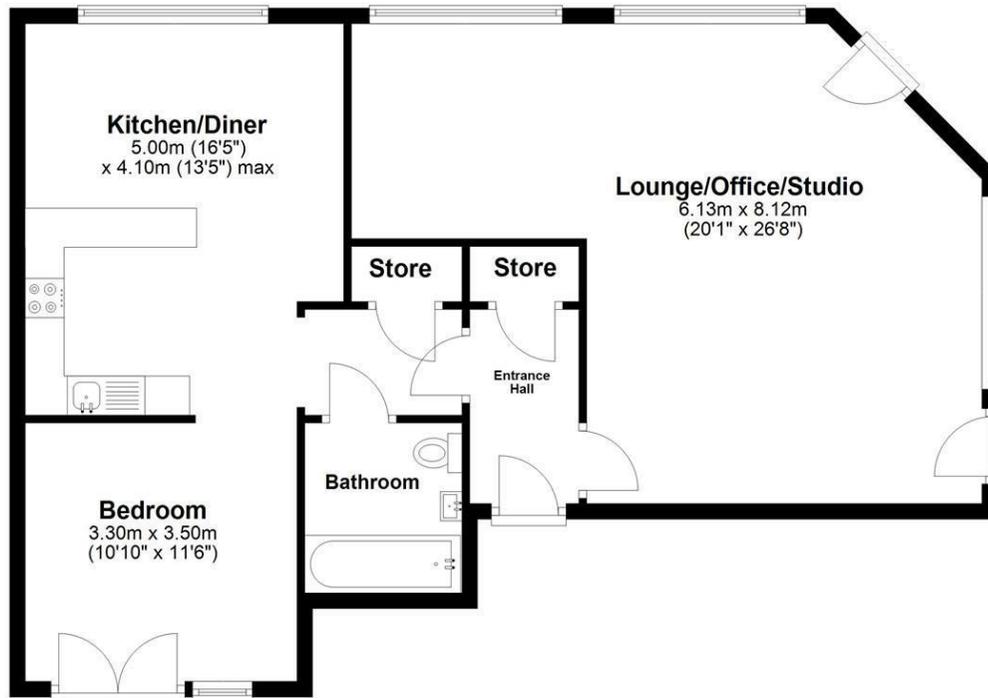
Council Tax: Band D





## Ground Floor

Approx. 83.9 sq. metres (903.2 sq. feet)



Total area: approx. 83.9 sq. metres (903.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Cheshire Street**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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