



FLAT 304, BRODY HOUSE, STRYPE STREET, LONDON, E1  
**£660,000 LEASEHOLD**

## A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT IN A STUNNING WAREHOUSE CONVERSION.

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## DESCRIPTION:

Situated in the heart of Spitalfields and nestled between Aldgate and Liverpool Street here is a magnificent two double bedroom apartment in this popular warehouse conversion in the City. In a previous life this building was a button and sequin factory, it was converted into flats in 1998 and as with the majority of warehouse conversions it offers space, high ceilings and lots of light.

The apartment is situated on the 3rd floor, there is lift access as well as a lovely staircase with huge windows. You also have the benefit of a daytime concierge.

Spanning over 617sqft, as you enter the flat to be greeted with the hallway with storage cupboard, the bathroom with large walk-in shower, master bedroom and a further second double bedroom, both with plentiful storage and floor to ceiling windows, leading off the end of the hallway you enter the living space which features floor to ceiling windows flooding the property with natural light. The well-proportioned living room opens out onto a private south-facing balcony which runs the length of the property and offers amazing views of the city skyline. Off the living area you have the kitchen, which is fully fitted with built in appliances. The flat is finished to an immaculate standard throughout having been comprehensively refurbished by its current owner to include oak flooring, underfloor heating and smart lighting.

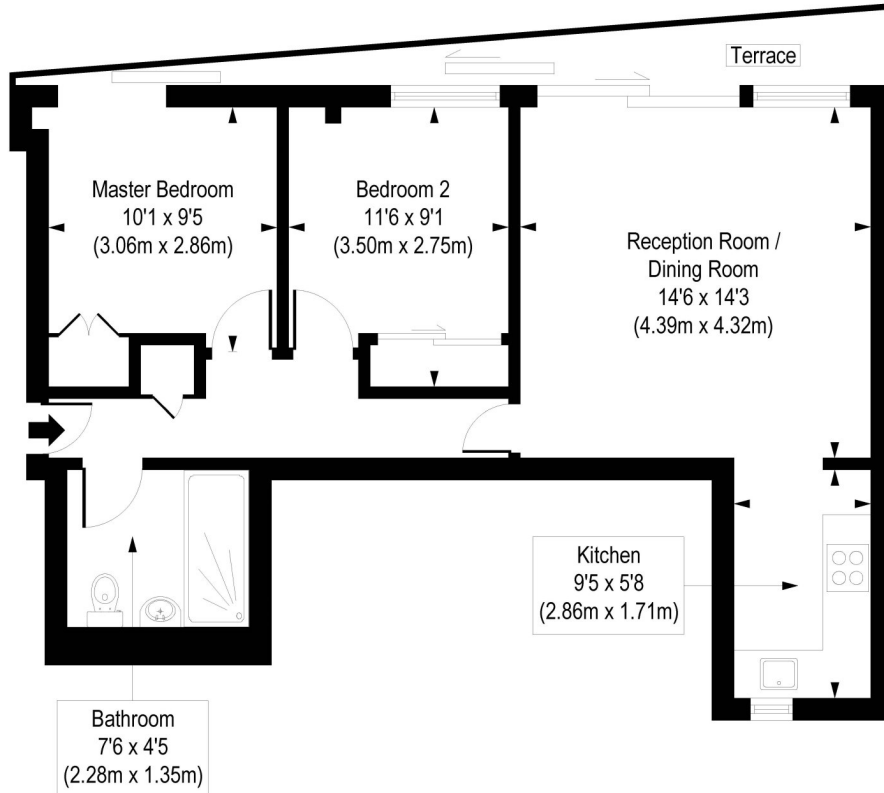
Location provides for excellent travel connections, proximity to fashionable Shoreditch and is just a short walk to the City's financial district. The property is at the historic West end of Middlesex Street, moments from Liverpool Street Station (Central, Circle, Metropolitan, Hammersmith & City Lines), Aldgate & Aldgate East Underground and also close to the new addition of the Elizabeth Line (Crossrail).

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Brody House, Strype Street, E1  
 Approx. Gross Internal Floor Area 617 sq. ft / 57.3 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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