



SUNLIGHT SQUARE, BETHNAL GREEN, LONDON, E2  
£885,000 LEASEHOLD

## FANTASTIC SPACE ON OFFER IN THIS MODERN OPEN PLAN LOFT CONVERSION IN THE HEART OF BETHNAL GREEN

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## DESCRIPTION:

A sleek, stylish, stunning and modern split level open plan loft apartment within the converted soap factory in the ever-popular Bethnal Green. The development has gated access, gated parking, a lift, the benefit of an onsite porter and communal gardens.

The property comprises entrance hall, open plan living room/kitchen/diner, master bedroom with en-suite bathroom and walk in shower, second spacious double bedroom and family bathroom with white three-piece suite. The huge living area is great for entertaining and provides access to the private outside space. The conversion is situated on the third and fourth floors and offers an abundance of natural light due to the floor to ceiling west facing windows. It also boasts high ceilings and wooden flooring throughout. The apartment has been very well maintained by the current owner and provides a fine example of open plan and minimalistic living.

Sunlight Square is in an enviable location being a stone's throw from Whitechapel Station (Crossrail, District, Hammersmith & City, East London lines). You are also within a short distance to Aldgate, Aldgate East and Liverpool Street underground stations and Shadwell DLR and Cambridge Heath stations, providing unrivalled access across the City and beyond. In addition, you have a vast range of local amenities on your doorstep including Brick Lane, Spitalfields and Whitechapel markets with an abundance of boutique shops, cafes, bars and restaurants, as well as a Sainsbury's Superstore.

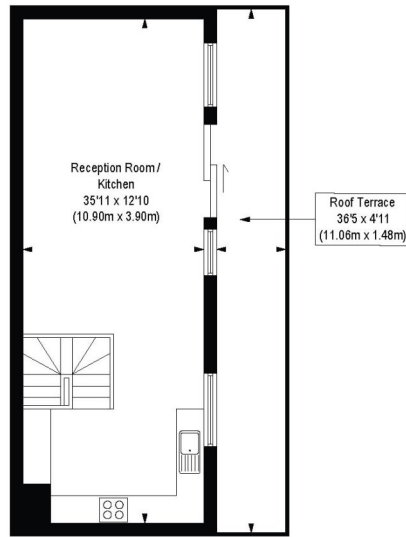
**Winkworth**



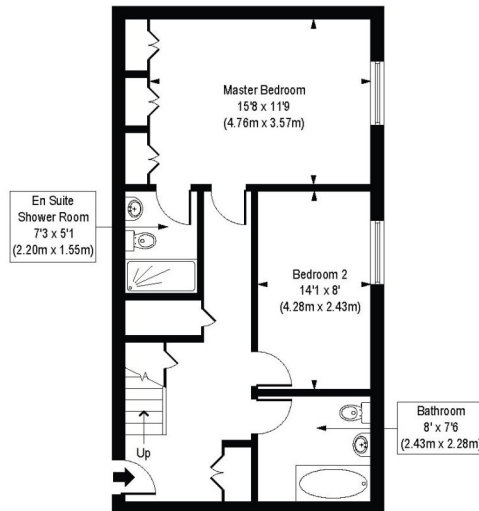
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# Sunlight Square, E2

Approx. Gross Internal Floor Area 1052 sq. ft / 97.77 sq. m



Fourth Floor  
Gross Internal  
Floor Area 458 sq ft



Third Floor  
Gross Internal  
Floor Area 595 sq ft

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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