



MILE END ROAD, LONDON, E1  
**'OFFERS IN EXCESS OF' £525,000 LEASEHOLD**

## A TWO-BEDROOM, TWO-BATHROOM SPLIT LEVEL APARTMENT MOMENTS FROM WHITECHAPEL STATION

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## DESCRIPTION:

Introducing this stunning property, where contemporary living meets historic charm in the heart of London. This gorgeous two-bedroom, two-bathroom duplex apartment boasts a generous 805sqft of living space, showcasing well-proportioned rooms and ample natural light throughout.

The master bedroom is a luxurious retreat, providing ample space for a king-sized bed and featuring an en-suite shower room for added privacy and convenience. The equally spacious second double bedroom offers flexibility for guests or additional family members, ensuring that everyone can enjoy their own private space.

Step into the living room and be captivated by natural light and a modern finish that creates the perfect atmosphere for relaxation and entertainment. The separate fitted kitchen offers a stylish and functional space to whip up your favourite dishes, while the family bathroom features elegant tiling and a sleek design that adds a touch of luxury to your daily routine.

With recent renovations by the current owner, this property offers the perfect balance of comfort and sophistication, with wooden flooring, tiled bathrooms, and plenty of space for all your storage needs. You'll enjoy the benefits of double glazing and gas central heating, ensuring that your home stays cosy and energy-efficient all year round.

Located just a stone's throw away from Whitechapel Station (Crossrail), Bethnal Green, and Stepney Green underground, this property offers easy access to the City, Shoreditch, and Canary Wharf. Take advantage of the local amenities on Mile End Road (including the trendy Genesis Cinema and Cyberpunk Cafe) or discover the nearby, vibrant cultural scene of Victoria Park, Broadway Food Market, Spitalfields Market, and Brick Lane, where you'll find a treasure trove of boutique shops, cafes, bars, and restaurants.

Don't miss out on this fantastic opportunity to own a truly unique and beautiful apartment in one of London's most sought-after locations.

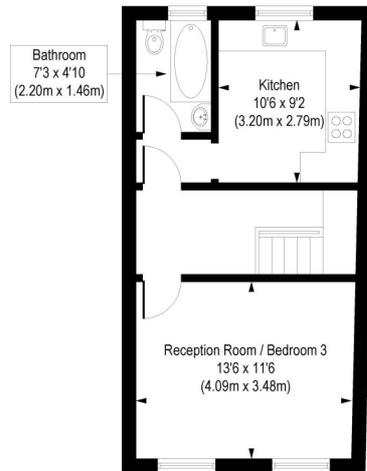
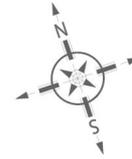
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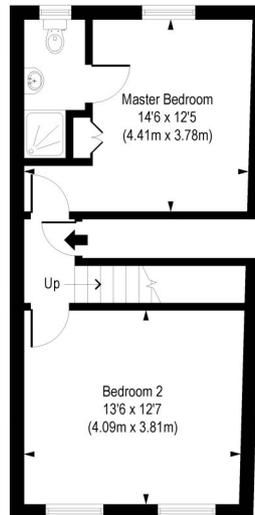
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# Mile End Road, E1

Approx. Gross Internal Floor Area 805 sq. ft / 74.80 sq. m



Third Floor  
Gross Internal  
Floor Area 399 sq ft



Second Floor  
Gross Internal  
Floor Area 406 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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(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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