



FRIESIAN HOUSE, BUCKHURST STREET, LONDON, E2
OFFERS IN EXCESS OF **£425,000** LEASEHOLD

A BRIGHT FIFTH FLOOR DOUBLE BEDROOM APARTMENT WITH PRIVATE BALCONY FACING BETHNAL GREEN GARDENS

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DESCRIPTION:

EWS1 COMPLIANT A magnificent, double bedroom, apartment positioned on the 5th floor of this popular modern block near Bethnal Green Gardens.

Standing close to 544 sq. ft., the property has been tastefully decorated and features floor to ceiling South facing windows that flood the property with natural light. The well-proportioned, dual aspect, living room opens out onto a private East facing balcony that provides unobstructed views of the leafy Bethnal Green Gardens. The master bedroom is South facing and includes built in storage, while the property is completed with a modern family bathroom and plenty of storage space.

Friesian House is well insulated, and very energy efficient with a B rated EPC. The development also benefits from a communal roof terrace offering amazing panoramic views of the city skyline and Canary Wharf.

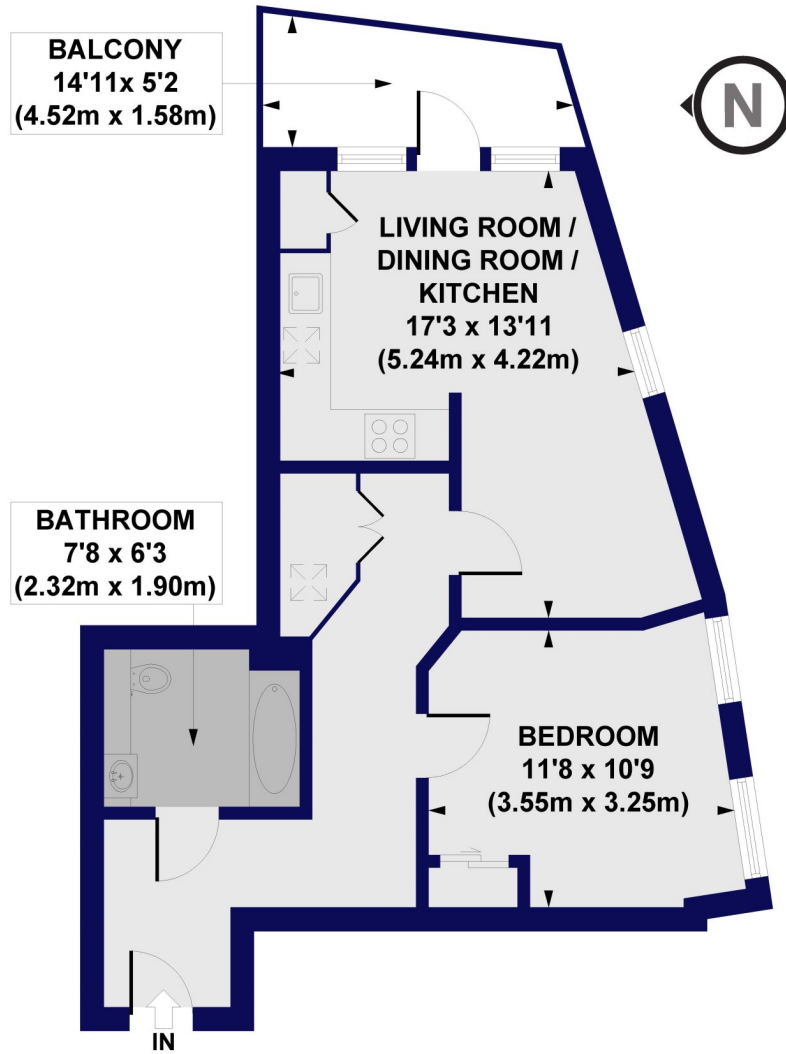
The property is in an ideal location with an array of local amenities on Bethnal Green Road, large Sainsbury's in Whitechapel, as well the boutique shops, cafes, bars and restaurants under the arches, on Brick Lane, Spitalfields Market, Redchurch Street, Shoreditch High Street and a number of open spaces including Victoria Park. You also have fantastic transport links to the City, Canary Wharf and airports via the Whitechapel Elizabeth line station, Bethnal Green overground and underground stations that are within 5 minutes of the building, as well as the Shoreditch High Street.

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Friesian House, Buckhurst Street, E2
 Approx. Gross Internal Floor Area 544.6 sq. ft / 50.6 sq. m



FIFTH FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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