



EVELYN HOUSE, GREATOREX STREET, LONDON, E1
£420,000 LEASEHOLD

FANTASTIC TWO DOUBLE BEDROOM SECOND-FLOOR APARTMENT WITH WONDERFUL COMMUNAL GARDENS

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DESCRIPTION:

Set on the second floor of this purpose-built well-kept block is a spacious two double bedroom apartment with large reception room/diner, ideally located just off Brick Lane being offered with a 6% gross rental yield. The property comprises entrance hall, storage cupboard, master bedroom with plentiful storage space, second double bedroom with fitted storage, family bathroom, open-plan kitchen. The property benefits from secure fob entry system, featured wooden flooring throughout and a beautiful/peaceful communal garden.

Evelyn House is ideally located for easy living, being so close to the City and the Royal London Hospital, and also a short distance to Aldgate East & Aldgate underground stations, as well as Whitechapel station (Crossrail). Liverpool Street Station is also within close proximity, and you also have a vast array of boutique shops, art galleries, pop ups, cafes, bars and restaurants with Brick Lane and Spitalfields on your doorstep.

Grout Rent = £0

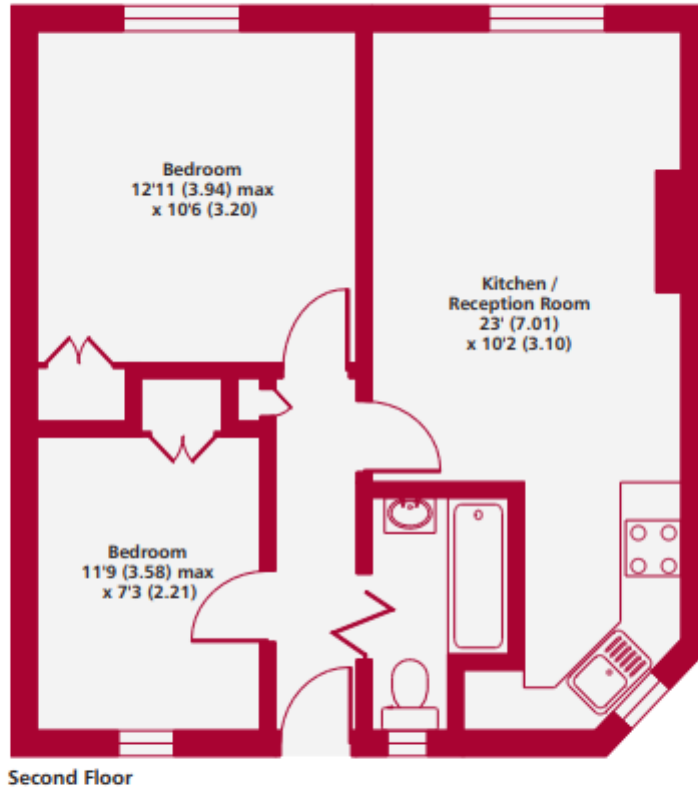
Service Charge = £4000pa + £700pa sinking fund approx

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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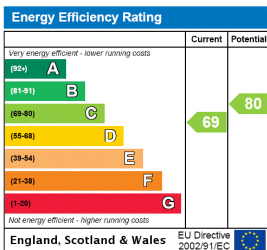
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Greatorex Street E1
Gross Internal Floor Area 482 sqft 44.8 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.



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