



**VEGA HOUSE, HEMMING STREET, LONDON, E1**  
**£425,000 LEASEHOLD**

**MODERN SIXTH FLOOR STUDIO APARTMENT  
WITH PRIVATE WEST FACING BALCONY CLOSE  
TO BETHNAL GREEN AND SHOREDITCH**

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## DESCRIPTION:

**\*EWS1 COMPLIANT – A1 RATING\*** A magnificent studio apartment positioned on the sixth floor of this popular modern block in E1 overlooking The City skyline.

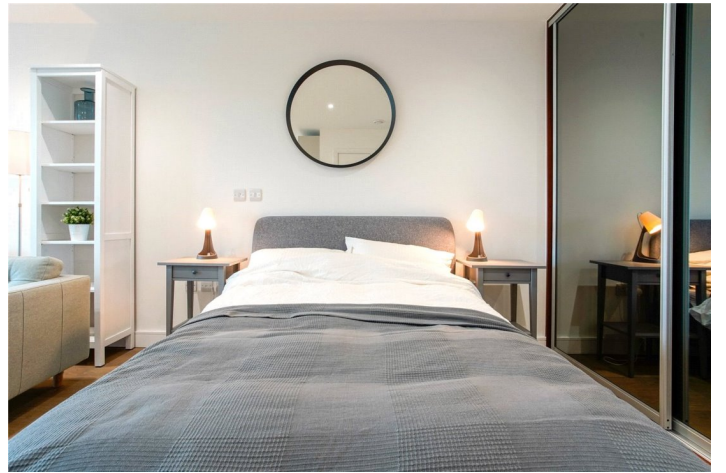
Standing close to 400 sq. ft., the property has been tastefully built and features floor to ceiling, West facing windows which floods the property with natural light and provides views of the City skyline. The well-proportioned living room/bedroom opens out onto a spacious balcony with the kitchen recessed towards the rear corner. This larger than average studio includes underfloor heating, built in storage and is spacious enough to create separation between the living area and bedroom, and is finished with a modern family bathroom and a spacious utility cupboard.

Vega House also benefits from cycle storage, secure fob access and a communal private roof terrace offering amazing views of the London skyline.

The property is in an ideal location with an array of local amenities on Bethnal Green Road as well the boutique shops, cafes, bars and restaurants on Brick Lane, Spitalfields Market, Redchurch Street, Shoreditch High Street, Columbia Road, and Broadway Market. You have fantastic transport links with the new Elizabeth line only being 0.5 miles away at Whitechapel Station, offering easy access to Bond Street, Tottenham Court Road, Canary Wharf and Heathrow Airport. Also close by are Bethnal Green and Shoreditch High Street overground stations, as well as Bethnal Green, Liverpool Street, Aldgate and Aldgate East underground stations.

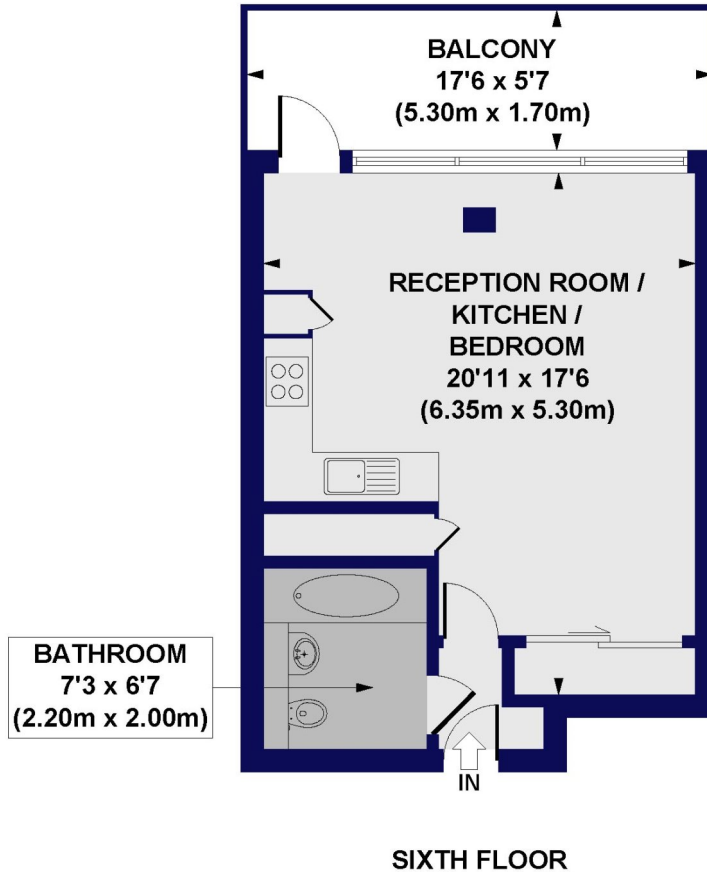
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Vega House, Hemming Street, E1  
 Approx. Gross Internal Floor Area 387 sq. ft / 35.94 sq. m



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)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(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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