



ALPHA COURT, CALVIN STREET, LONDON, E1
£500,000 LEASEHOLD

STYLISH ONE-BEDROOM APARTMENT IN THE HEART OF SPITALFIELDS

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

This exceptional one-bedroom apartment is nestled just off Commercial Street in the heart of Spitalfields, the development is surrounded by a mix of historic landmarks, contemporary shops, art galleries, bars and restaurants.

The apartment features a generously sized double bedroom with ample built-in wardrobes, a pristine bathroom suite with an over-bath shower, a spacious living area opening onto a private balcony, and a modern open-plan kitchen complete with integrated appliances.

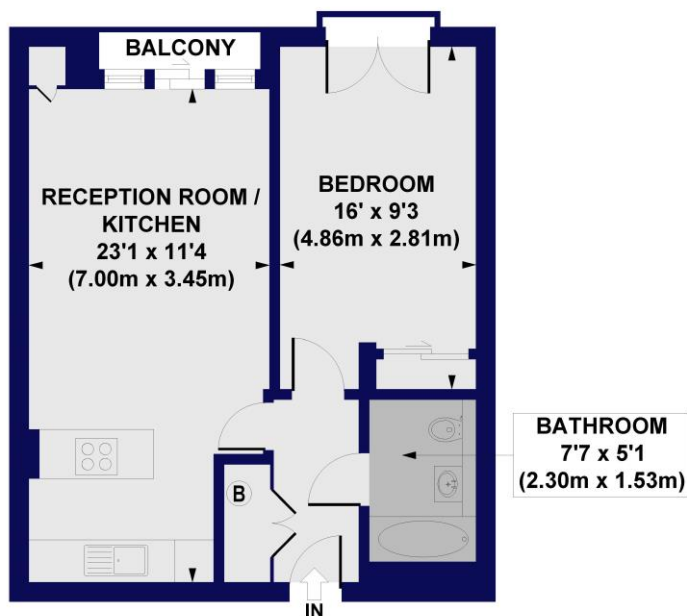
Commuting will not be an issue with the property just 0.2 miles from Shoreditch High Street Station, 0.8 miles from Aldgate East tube, and 0.5 miles from Liverpool Street Station.

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Alpha Court, Calvin Street, E1
Approx. Gross Internal Floor Area 505 sq. ft / 46.87 sq. m



SECOND 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 | | | |
| (92-100) A | | | |
| (81-91) B | | 83 | 83 |
| (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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