



EXCHANGE BUILDING, COMMERCIAL STREET, LONDON, E1  
£925,000 LEASEHOLD

## A STYLISH TWO BEDROOM TWO BATHROOM APARTMENT OPPOSITE SPITAFIELDS

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## DESCRIPTION:

A newly refurbished two-bedroom, two bathroom 1046 sq. ft. apartment perfectly positioned in Spitalfields. This larger than average turnkey apartment provides an ideal base located on the The City fringes.

A grand entrance hall connects each of the principal rooms, with a generous living / dining room creating a fabulous entertaining space, with the double glazed Crittall windows framing urban city outlook. An opening leads into a semi-open plan kitchen with Livingroom having ample room for dining table.

A modern fully tiled shower room is located across the entrance hall, with a utility cupboard housing both the washing machine and dryer. A large walk-in storage room is adjacent housing the boiler. The bedroom extends across 17'5, enjoying the same outlook as the living room with the benefit of fitted wardrobes.

Built in 1936 on the original site of the Royal Cambridge Music Hall, the building was originally a HQ & factory extension for Godfrey Phillips. Completely renovated at the end of the nineties, the development now combines elegant water features, landscaped grounds and a deluxe marble entrance hall with a tight-knit community feel and a 24-hour concierge always on call. The apartment comes with an underground parking space as well as bike storage for residents.

Exchange Building is located on Commercial Street, within the heart of Spitalfields and a 0.4 miles from London Liverpool Street Station (Elizabeth, Circle, Metropolitan, Hammersmith and City and Central lines) and mainline train station as well as Shoreditch High Street station (Overground) at 0.2 miles distance.

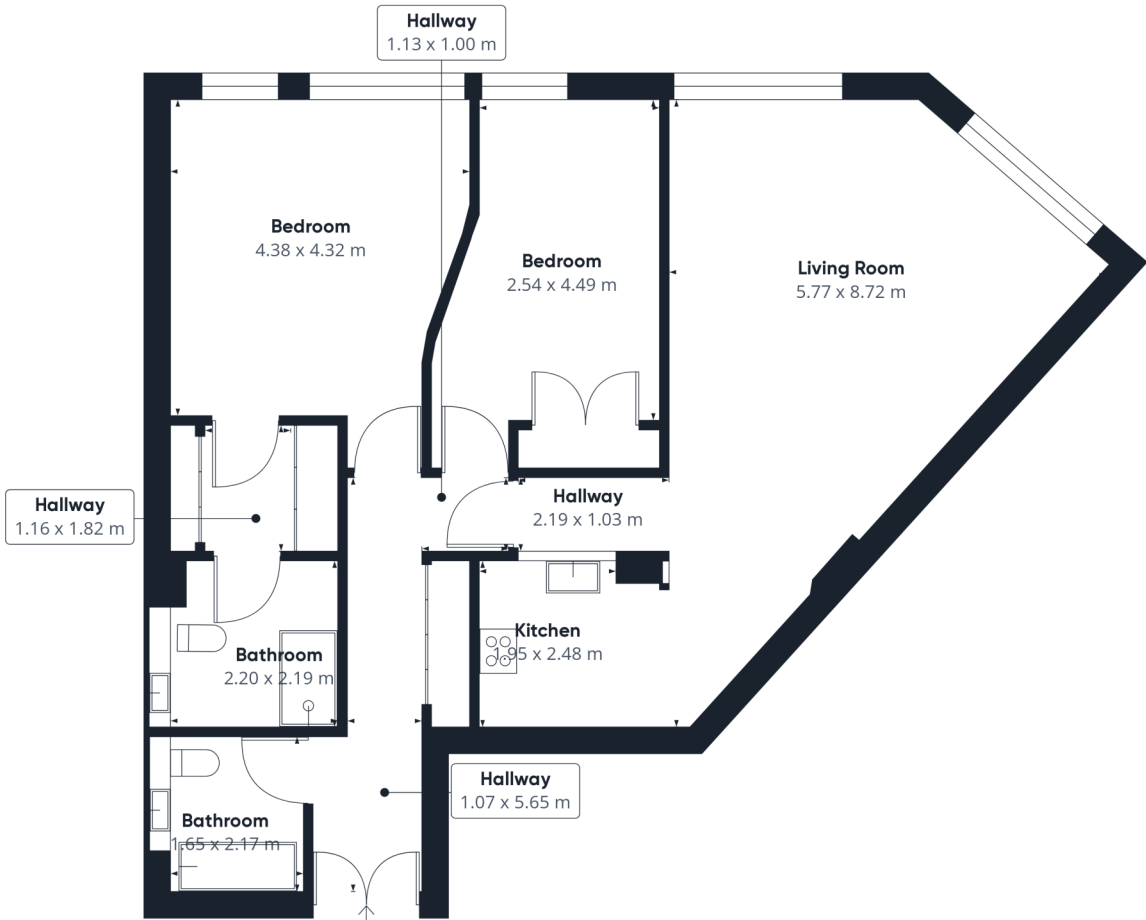
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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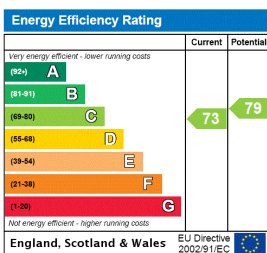
Approximate total area<sup>(1)</sup>  
97.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.



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