



DERBYSHIRE STREET, LONDON, E2  
£390,000 LEASEHOLD

## A SUBLIME ONE BEDROOM APARTMENT WITH PRIVATE BALCONY NEAR WEAVERS FIELD

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

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## DESCRIPTION:

A larger than average one bedroom apartment in a small purpose-built block near Bethnal Green Overground and Underground station. This ground floor apartment spans almost 500 sq. ft. and offers large double bedroom, separate kitchen and a private balcony

The property comprises of a generous size living room which features a fireplace and provides access to a private west facing balcony. The master bedroom offers built in wardrobes and the modern fully fitted kitchen hosts two pantry storeroom, and the bathroom fitted with a bathtub. The flat boasts plenty of storage as well as its own front door, double glazing and gas central heating.

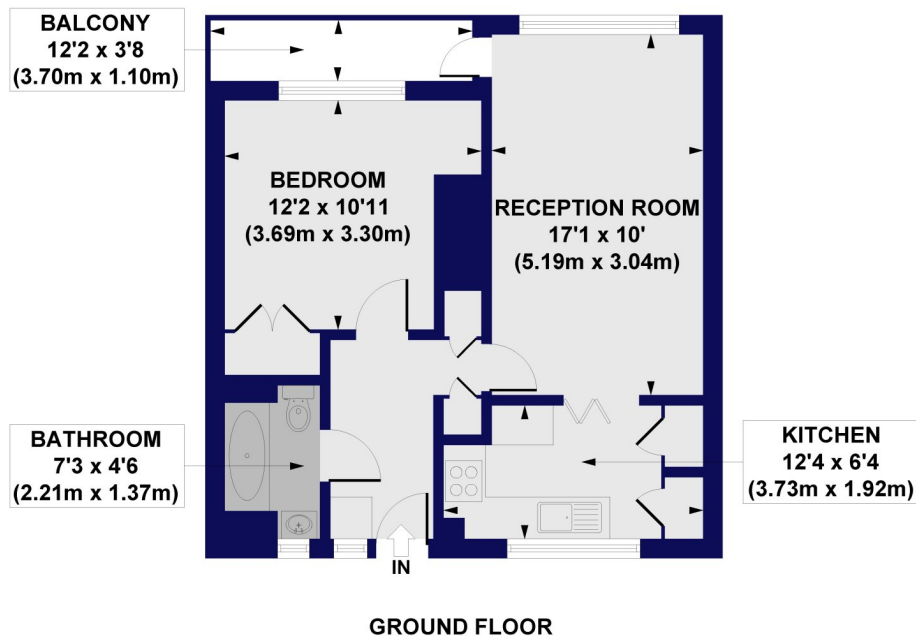
Situated near Weavers Field, the location is ideal for walking into the City, Bethnal Green overground and underground stations as well as Shoreditch High Street are close by. You also have numerous bus routes from Bethnal Green Road and an array of local amenities, boutique shops, cafes, bars and restaurants with the trendy Brick Lane and Spitalfields Market within easy walking distance.

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**Derbyshire Street, E2**  
**Approx. Gross Internal Floor Area 498 sq. ft / 46.30 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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	77
EU Directive 2002/91/EC		

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