



GEORGETTE APARTMENTS, SIDNEY STREET, LONDON, E1
£475,000 LEASEHOLD

A BRIGHT FOURTH FLOOR STUDIO APARTMENT WITH PRIVATE BALCONY IN THE SILK DISTRICT DEVELOPMENT

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DESCRIPTION:

A bright 424 sqft. studio apartment on fourth floor set in The Georgette Apartments, one of three buildings forming The Silk District development in Whitechapel E1. This studio flat boasts stylish accommodation including a large reception room, a contemporary kitchen and a delightful private balcony.

The Silk District is an eye-catching flow of tall towers, low-lying buildings and landscaped gardens. The properties within the development are attractive because of their proximity to the culture, lifestyle and opportunity of London. The Silk District offers access to highly popular restaurants, bars and shops in Shoreditch and Bethnal Green (amongst others). A central space within The Silk District itself will soon be home to many exciting new amenities, making entertainment and luxury easier than ever. The development provides 24-hour concierge services, access to an onsite gym, screening room, flexible workspace and a roof terrace.

Equidistant between London's largest financial districts, London City and Canary Wharf, and on the cusp of Zone 1, The Silk District offers fantastic navigation and transport links. The nearest station is Whitechapel (District, Hammersmith & City line, London Overground and the Elizabeth line) which is moments from the property.

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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Georgette Apartments, Sidney Street, E1
 Approx. Gross Internal Floor Area 424 sq. ft / 39.39 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) | A | | |
| (81-91) | B | 84 | 84 |
| (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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