



BACON STREET, LONDON, E2
£600,000 LEASEHOLD

A BRIGHT 927 SQ. FT. TWO BEDROOM, TWO BATHROOM MAISONETTE IN A PRIVATE DEVELOPMENT

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DESCRIPTION:

A bright and spacious two-bedroom, two-bathroom maisonette located in a private development on residential Bacon Street which is only 0.3 miles from Shoreditch High Street Station.

Residing in a low-rise purpose-built residential development, this duplex apartment occupies the ground and 1st floors and benefits from its own private entrance.

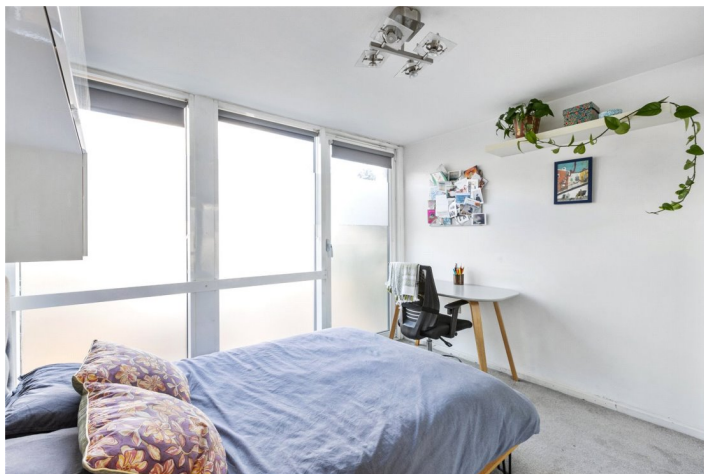
As you enter the apartment you are greeted by a large semi-open plan reception room flooded with natural light via the floor to ceiling double glazed frosted windows and amplified by the light wooden floors and neutral decor. The fitted kitchen includes white gloss soft-close cabinetry housing integrated appliances and includes plenty of storage options and stainless-steel worktops. There is also plenty of storage space, a separate large utility room that hosts the washing machine and separate dryer and leads to an additional WC.

Upstairs comprises two well-sized double bedrooms with floor to ceiling double glazed windows, the master has added benefit of an ensuite shower room and the second bedroom has built-in wardrobes. The partially tiled family bathroom includes a 3-piece suite with a large bath, heated towel rail and a vessel sink.

The property is excellently located for the amenities of Shoreditch, Spitalfields and the famous Brick Lane, home to the Truman Brewery and a number of cafes, restaurants and boutiques. Nearby Spitalfields Market is a bustling hub of fashion and jewellery traders, whilst food vendors offer creations from around the world. Columbia Road and its array of independent shops and renowned weekly flower market is just 3 minutes away.

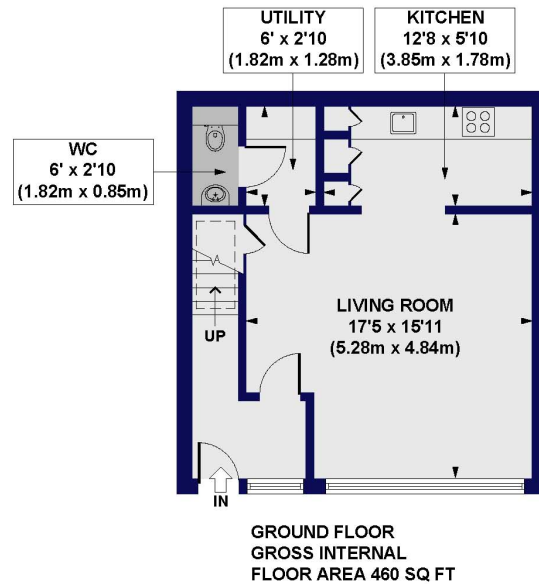
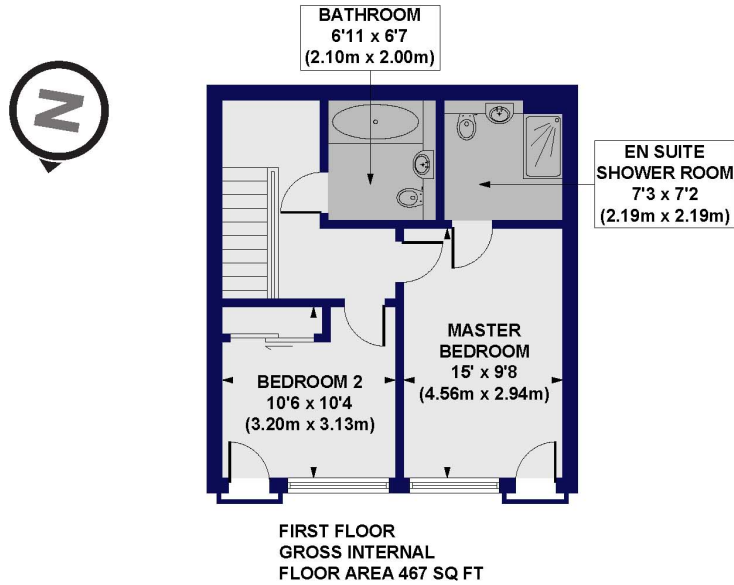
London Liverpool Street Station is 0.8 miles from the property, providing multiple rail links around London and beyond whilst Shoreditch High Street station is just 0.3 miles away offering excellent links across the capital.

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Bacon Street, E2
 Approx. Gross Internal Floor Area 927 sq. ft / 86.14 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		
(69-80)	C	77	79
(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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