



WHELER STREET, LONDON, E1
£1,125,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM MAISONETTE IN A STUNNING WAREHOUSE CONVERSION

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DESCRIPTION:

Being offered chain free is this fully renovated maisonette located in a boutique warehouse conversion situated at the Shoreditch end of Commercial Street. The building consists of 23 apartments and has an internal courtyard.

On the ground floor you have generous dual aspect living/dining space with double doors leading into the communal courtyard which can be used to relax and storing bicycles. The new kitchen is fully fitted with real wooden doors and has built-in Bosch white goods with oven and microwave by Neff. The floor is engineered Oakwood with underlayer of insulation for energy efficiency.

On the second floor you have two large double bedrooms with fitted wardrobes, newly family bathroom with walk-in shower, a separate office space/ box room with approved planning permission to add window to external wall, and wooden flooring throughout.

Situated just off Commercial Street you are in the heart of Shoreditch and a stone's throw from the famous Spitalfields market and Brick Lane with their boutique shops, pop ups, cafes, bars and restaurants at your disposal. The property also benefits from an abundance of transport links close at hand with Shoreditch High Street (Overground), London Liverpool Street, Aldgate, Aldgate East and Whitechapel (Elizabeth Line) a short walk away offering fantastic access across London.

*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. *

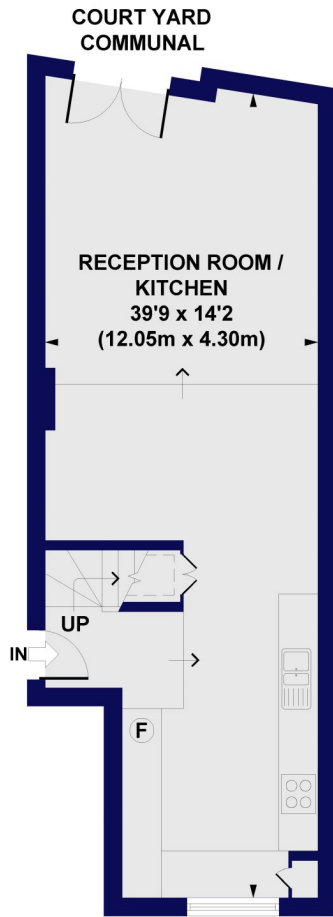
Preferred completion in February/ March 2025.

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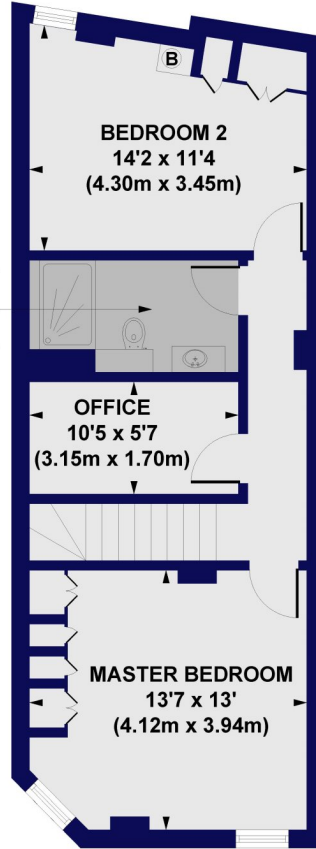
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Wheler Street, E1
Approx. Gross Internal Floor Area 1120 sq. ft / 104 sq. m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 510 SQ FT

SHOWER ROOM
 10'7 x 5'7
 (3.20m x 1.70m)

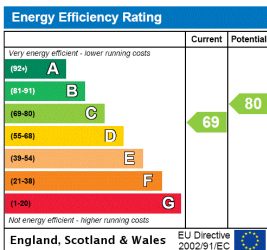


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 544 SQ FT

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.



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