



Flat 3 - 54a Artillery Lane

Spitalfields, London, E1 7LS

1 Bedroom Flat in the Heart of Spitalfields

423 sq ft
(39.30 sq m)

- Close Proximity to Liverpool Street Station - 5 minute walk
- Prime City Fringe Location
- Excellent Natural Light
- Open Plan Kitchen
- Balcony
- Entry Phone System
- Furnished
- Lift
- Electric Central Heating

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Summary

Available Size	423 sq ft
Price	Offers in the region of £385,000
Business Rates	N/A
Service Charge	£3,100 per annum
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

This beautifully presented apartment in Spitalfields, located on the first floor of a unique period building, offers an excellent example of fine living. The space boasts great natural light and features an open-plan kitchen that seamlessly blends into the reception area. For added convenience and security, the apartment also has an entry phone system. Additional amenities include a lift, electric central heating, and a balcony.

Location

The building is situated on the South side of Artillery Lane, a quiet street off Crispin Street and parallel to Brushfield Street. The property is ideally located for Spitalfields and the City, being moments from Old Spitalfields Market and Bishop's Square and the Truman Brewery complex. Liverpool Street station is within a three minute walk, while Shoreditch High Street and Aldgate Stations are also within walking distance. The area is also well served by numerous London Transport bus services, accessible from nearby Bishopsgate and Commercial Street.

Accommodation

The accommodation comprises the following areas:

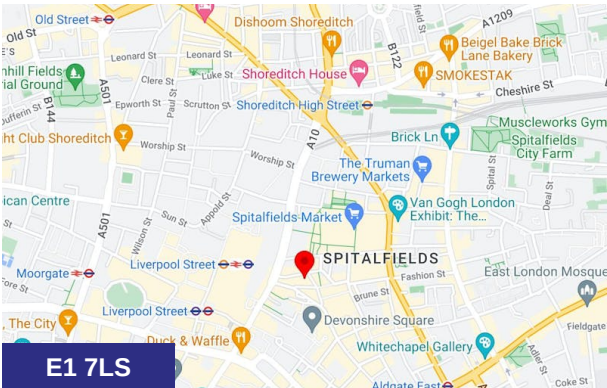
Name	sq ft	sq m	Availability
1st	423	39.30	Available
Total	423	39.30	

Viewings

Strictly by appointment only.

Terms

Long Leasehold - 188 years remaining



Viewing & Further Information

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