

Est.1955

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86A COMMERCIAL
STREET
LONDON
E16LY
SPITALFIELDS

2 BEDROOM
MAISONETTE
WITH ROOF TERRACE
835 SQ FT (77.6 SQ M)



DESCRIPTION

A fine example of a beautifully presented maisonette apartment in Spitalfields arranged over five floors of a charming period building. The building comprises 2 well-sized bedrooms, with a large kitchen, lounge and dining areas, as well as boasting a picturesque terrace overlooking Spitalfields Market and the City. The apartment benefits from superb natural light in an unequalled location with incredibly spacious rooms due to the beautiful, high ceilings and large windows.

AMENITIES

- Excellent Natural Light
- Fully Equipped Kitchen
- Roof Terrace (53 sq ft)
- High Ceilings
- Prime Spitalfields Location
- Fireplace
- Entry Phone System
- GCH







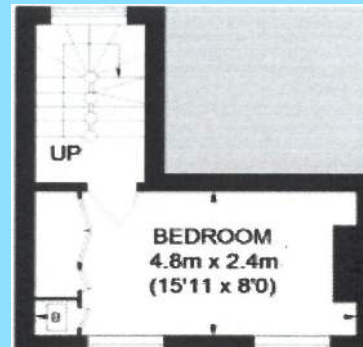
FLOOR PLAN



GF



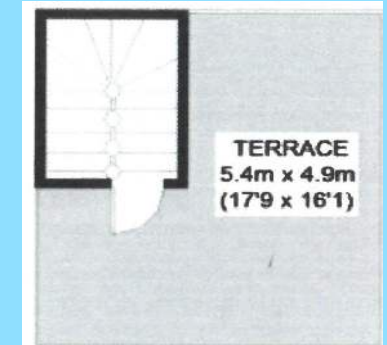
1ST



2ND



3RD



ROOF







LOCATION

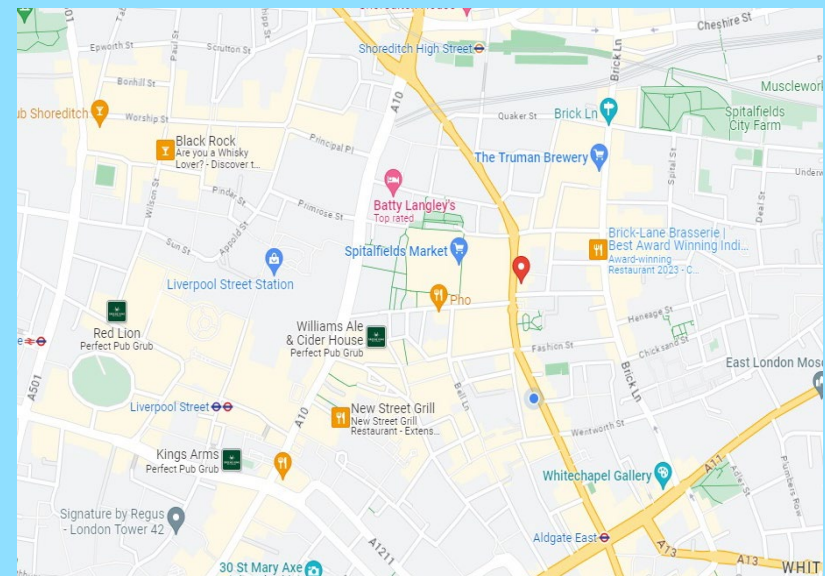
THE AREA

This building is situated on the South side of Commercial Street, directly opposite The Spitalfields Market. The property is located within walking distance of The Truman Brewery, Brick Lane and the attractions of shops, cafés, bars and restaurants in the area. The premises is also well served by excellent public transport links with Shoreditch High Street and Liverpool Street underground stations within close proximity.



TRANSPORT

-  Liverpool Street Station  6 minute walk
-  Shoreditch High Street Station  5 minute walk
-  Aldgate East Station  7 minute walk



ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	49	4.6
1 st Floor	277	25.7
2 nd Floor	179	16.6
3 rd Floor	277	25.7
Roof top	53	4.9
TOTAL	835	77.6

OTHER INFORMATION

Ground Rent – Peppercorn

VAT

Not Applicable

SUMMARY

Available size	835 sqft
Price	£739,000
Council Tax	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	D

TERMS

Long Leasehold - 100 years (To be extended)

LOCAL AUTHORITY

London Borough of Tower Hamlets



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VIEWINGS

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**WE ARE EAST LONDON'S ORIGINAL COMMERCIAL
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