



EVELYN HOUSE, GREATOREX STREET, LONDON, E1  
**£450,000 SHARE OF FREEHOLD**

## A BRIGHT TWO BEDROOM FOURTH-FLOOR APARTMENT WITH DUAL ASPECT AND COMMUNAL GARDENS

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### **DESCRIPTION:**

Set on the fourth floor of a purpose-built development is this two-bedroom apartment with bright reception room/ diner, that comes with a share of the freehold and is ideally located just off Brick Lane.

The property comprises entrance hall with kitchen on the left as you enter and living room with dual aspect windows in front. The master bedroom has two built-in storage space and the second bedroom with a built-in wardrobe space. The bathroom is modern with three-piece suite. The property benefits from secure fob and phone entry system, featured wooden flooring throughout, double glazed windows, and a peaceful communal garden.

Evelyn House is ideally located for easy living, being so close to the City and the Royal London Hospital. It is 0.3 miles from the Aldgate East station and 0.5 miles from the Whitechapel stations that connects to the city, Canary Wharf and Heathrow Airport via Elizabeth line. Liverpool Street Station is 0.8 miles away, and you also have a vast array of boutique shops, art galleries, pop ups, cafes, bars, large Sainsbury's, and restaurants with Brick Lane and Spitalfields on your doorstep.

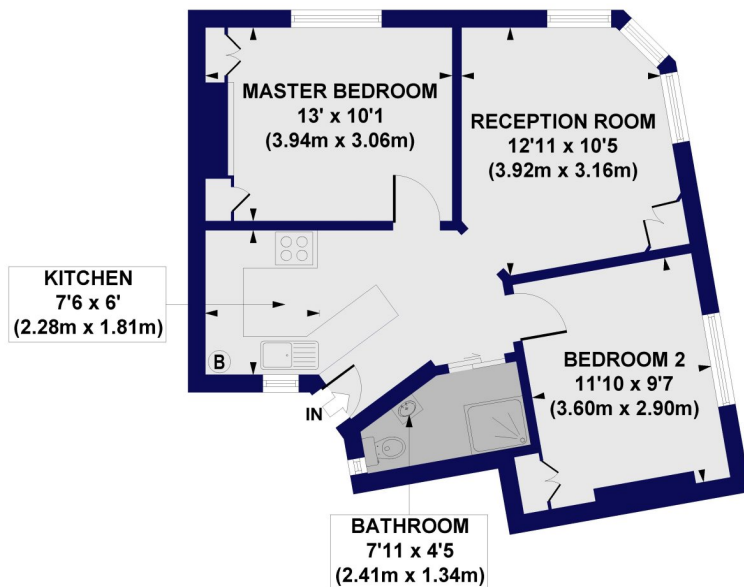
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**Evelyn House, Greatorex Street, E1**  
**Approx. Gross Internal Floor Area 556 sq. ft / 51.61 sq. m**



**FOURTH FLOOR**

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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