



CLIFTON HOUSE, CLUB ROW, LONDON, E2  
**£465,000 LEASEHOLD**

## A CHARMING 603 SQ.FT. APARTMENT ON TOP FLOOR OF GRADE II LISTED 1890'S BOUNDARY ESTATE DEVELOPMENT

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

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### **DESCRIPTION:**

A charming 603 sq.ft. one bedroom, one bathroom apartment located in the popular Arnold Circus/Boundary Estate development in the heart of Shoreditch, close to Redchurch Street and the Columbia Flower Market.

Located on the top floor of this Grade II listed 1890's building, the apartment is bright, airy, creatively decorated and offers high ceilings. Upon entering you are greeted with a long hallway that leads to a spacious bathroom on one side, large double bedroom, a light airy living room on the other side and a separate kitchen. There are east-facing sash windows throughout which flood the apartment with natural light and offer lush leafy green views of Club Row. The property also benefits from ample storage.

You have numerous transport links at your disposal with Shoreditch High Street, Hoxton, London Liverpool Street and Old Street stations all within close proximity, offering fantastic access across the City and Canary Wharf. You are spoilt for choice when it comes to local amenities with an array of boutique shops, cafes, bars and restaurants with Brick Lane, Shoreditch High Street, Spitalfields Market and Columbia Road all close by.

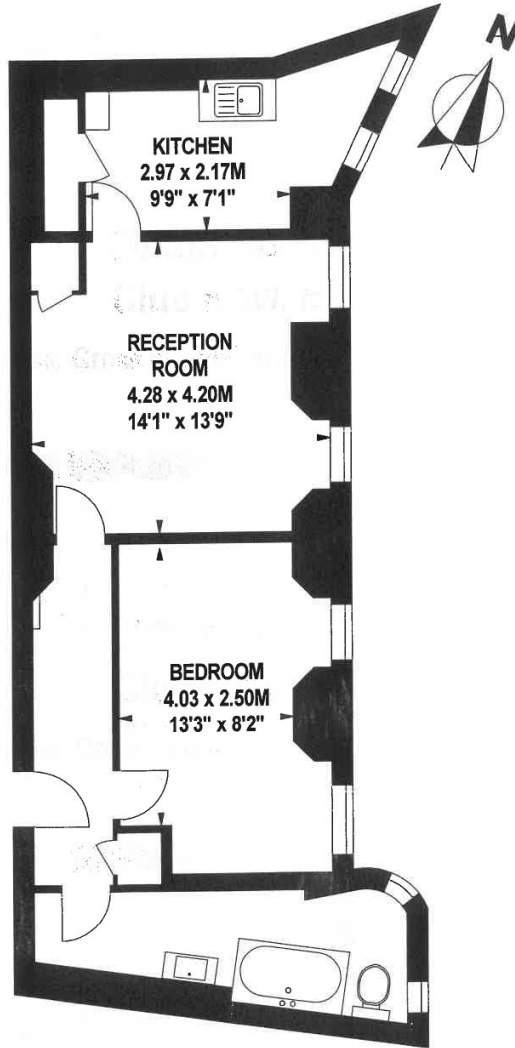
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# Clifton House, Club Row, E2

Approximate Gross Internal Area 56 sq m / 603 sq ft



## Fourth Floor

Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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 |                         |           |
| (55-68)                                     | D | 65                      | 72        |
| (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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