



KINGS COURT APARTMENTS, ROPE WALK GARDENS, LONDON, E1
£400,000 LEASEHOLD

BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT

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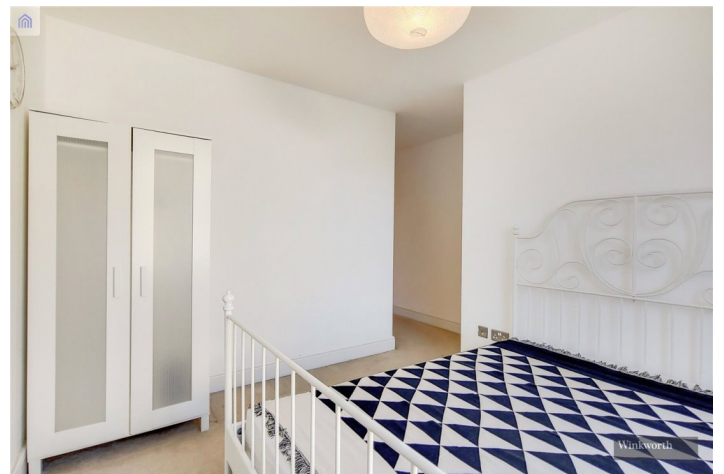


DESCRIPTION:

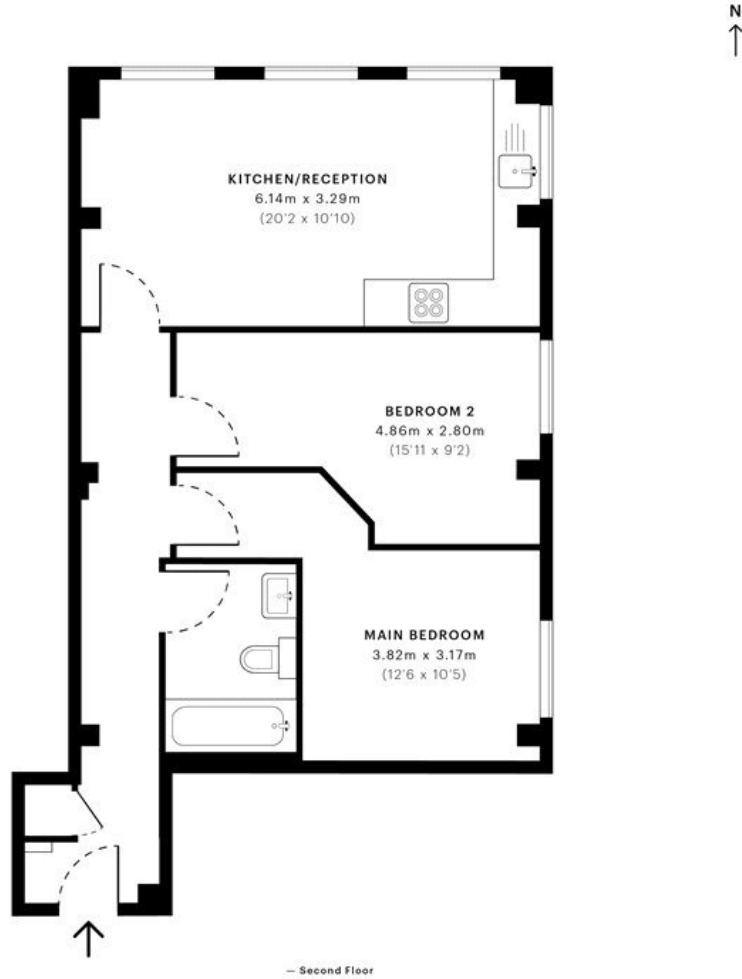
A bright and spacious two double bedroom second floor apartment with lift access. The property has double glazed windows throughout and overlooks great loft-style views of characterful Victorian buildings. The property comprises of an entrance hallway with storage space, very bright open plan kitchen/living room with four enormous sash windows, three-piece suite family bathroom and two east facing double bedrooms.

Situated on Rope Walk Gardens the property offers numerous transport options including Aldgate, Aldgate East and Whitechapel (Crossrail) underground stations all within easy walking distance. The property is also well served with bus routes to Canary Wharf, Shoreditch and the West End. There is also a wealth of local amenities on your doorstep including Brick Lane and Spitalfields markets with their boutique shops, cafes, bars and restaurants, Whitechapel and Watney street markets as well as some of London's most famous Asian restaurants like Tayyabs Lahore Kebab House and Needoo.

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- GROSS INTERNAL AREA (GIA)**
The footprint of the property
58.52 sqm / 629.90 sqft
- NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
55.10 sqm / 593.09 sqft
- EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft
- RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.45 sqm / 639.91 sqft
IPMS 3C RESIDENTIAL 56.22 sqm / 605.15 sqft

spec id: 60184056be89bc0dad34ea2d

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	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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