



TOMLINSON CLOSE, LONDON, E2  
**£475,000 LEASEHOLD**

## THREE DOUBLE BEDROOM DUPLEX APARTMENT IN SHOREDITCH WITH PRIVATE BALCONY

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

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## DESCRIPTION:

A well-presented three double bedroom maisonette with private balcony located moments from the highly sought-after Brick Lane and Columbia Road. Situated in a quiet cul-de-sac this property is one of few that can boast a tranquil setting whilst being in the heart of the trendy Shoreditch area with its many boutique shops, bars and restaurants.

The property comprises; entrance hall, separate kitchen with a range of appliances, living room/diner with large windows and access to a private balcony, master bedroom, further two double bedroom and a bathroom with separate WC.

You have a wealth of local amenities on your doorstep along Bethnal Green Road as well as all that Columbia Road, Brick Lane and Spitalfields markets have to offer with an array of boutique shops, cafes and restaurants. You are also within easy access of Hoxton, Shoreditch High Street and Cambridge Heath Overground stations, plus Old Street and Bethnal Green underground stations.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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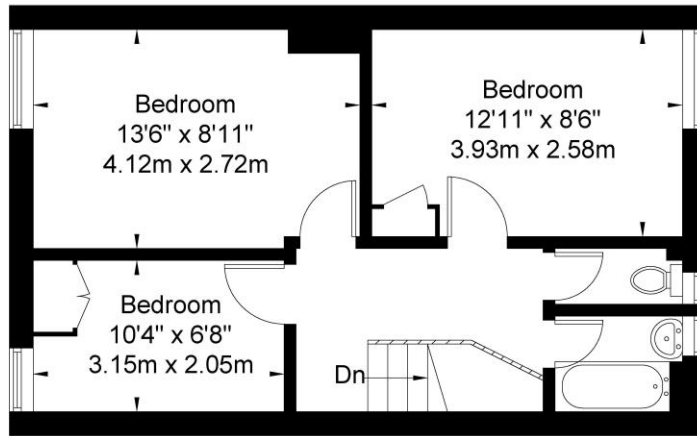
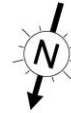




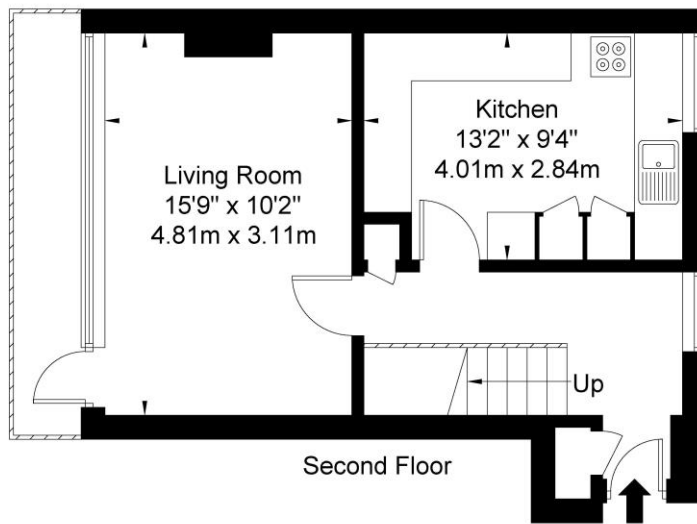
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# Tomlinson Close, E2 7LJ

Approx. Gross Internal Area = 75.3 sq m / 810 sq ft



Third Floor



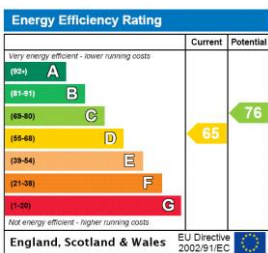
Second Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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.



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