

Lofthouse, 46a Middlesex Street E1 7EX

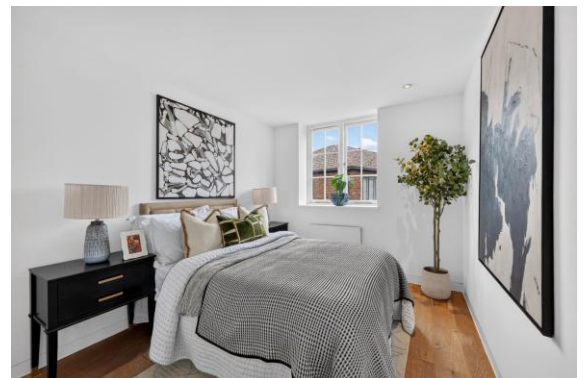


Asking Price: £925,000 Leasehold

2 to 3 Total Bedrooms | 1 to 2 Reception Rooms | 2 Bathrooms

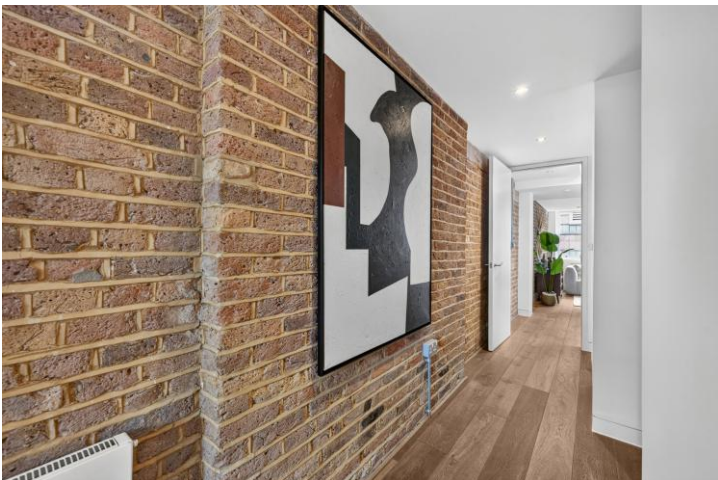
A fantastic split-level, 2 bedroom/2 bathroom plus study penthouse, with private west facing roof terrace overlooking the city skyline. Finished to a high specification, this converted warehouse apartment is located between Spitalfields Market and Liverpool Street, offering quick and easy access to the vibrant local amenities and transport links including Liverpool Street, Aldgate and Shoreditch High Street.

- Leasehold 135 years 4 months
- 2 Bathrooms
- 2 to 3 Total Bedrooms
- Flat/Apartment
- 1 to 2 Reception Rooms
- Penthouse
- Roof Terrace



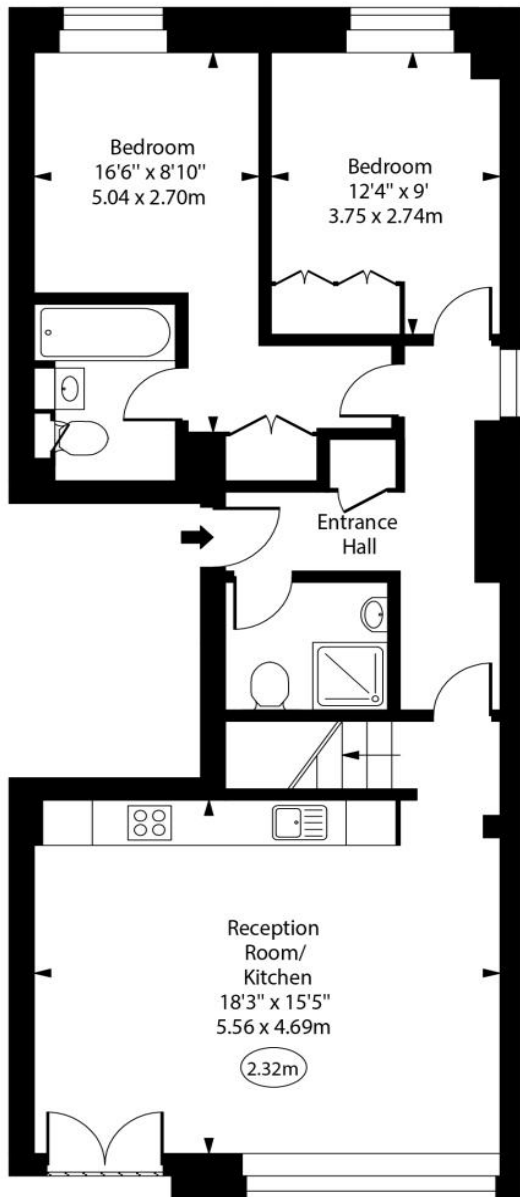
Lofthouse, 46a Middlesex Street E1 7EX

Benefiting from a long lease and low service charges, this bespoke warehouse conversion of only 6 apartments offers a flexible layout over 2 levels, allowing for 2-3 bedrooms/1-2 living areas/study/media space and private roof terrace.



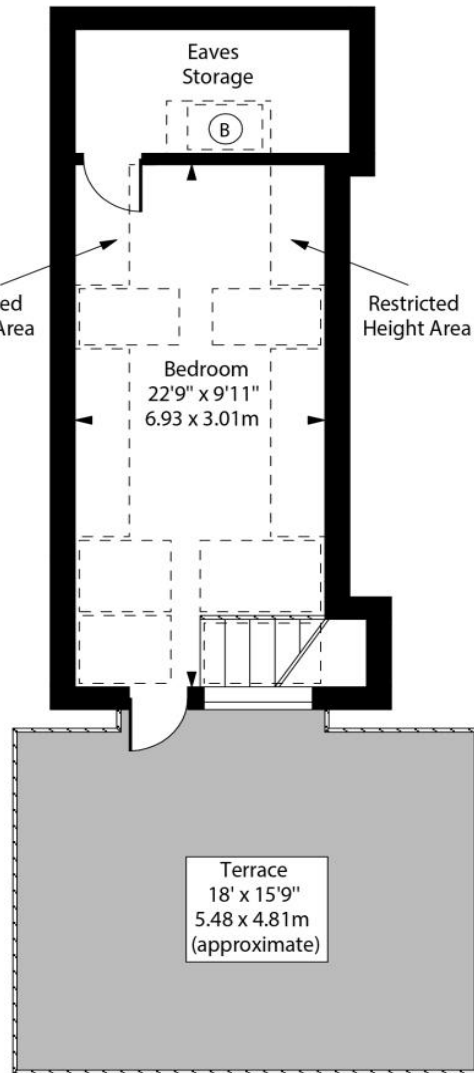
Loft House, Middlesex Street, E1

○ - Ceiling Height



Third Floor

Approx Gross Internal Area



Fourth Floor

950 Sq Ft - 88.26 Sq M

Approx. Floor Area Including Restricted Heights
(Including Eaves Storage)

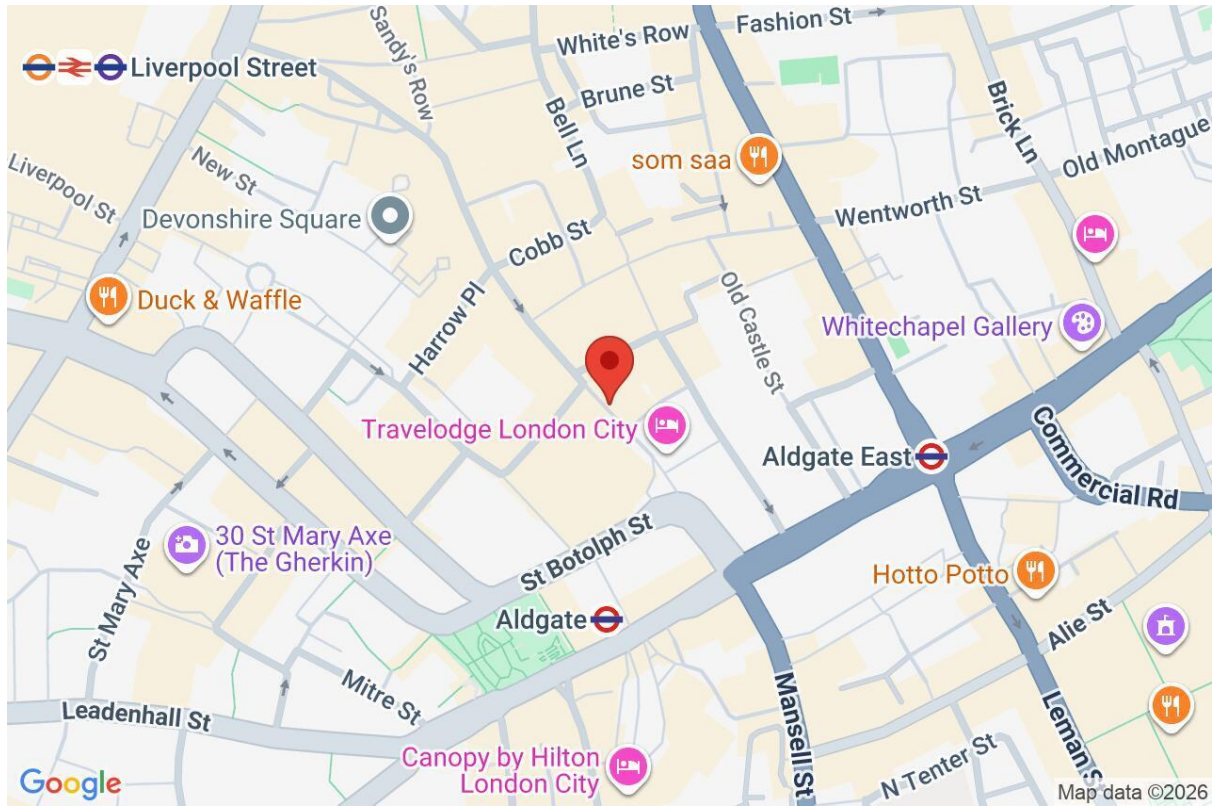
1070 Sq Ft - 99.40 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

Ref. No. 032556D

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		