

The Cloisters, Commercial Street, E1 6EB



This two bedroom flat is set on the 4th (top) floor of The Cloisters, a landmark Victorian building fantastically located close to Spitalfields Market, Brick Lane and Bishopsgate.

The flat is comprised of a good sized living room, a separate kitchen, a master bedroom with built-in wardrobes, second bedroom with high cupboards providing plentiful storage and a three piece main bathroom. The bedrooms and living room have high ceilings and there are attractive sash windows throughout. The Cloisters is an impressive building combining period architecture with a secure entry system, lift access, a day-time weekday porter and a charming communal courtyard. The common parts had a extensive refurbishment in 2016.

It is in a prime City fringe location in the heart of historic Spitalfields. Spitalfields Market is on your doorstep and all of the boutiques, galleries, creative industries, tech start-ups, restaurants and bars of Spitalfields, Brick Lane and Shoreditch are within minutes walk. To the east lies the City; Liverpool Street, Bishopsgate and Broadgate are close and the whole eastern part of the Square Mile is within walking distance.

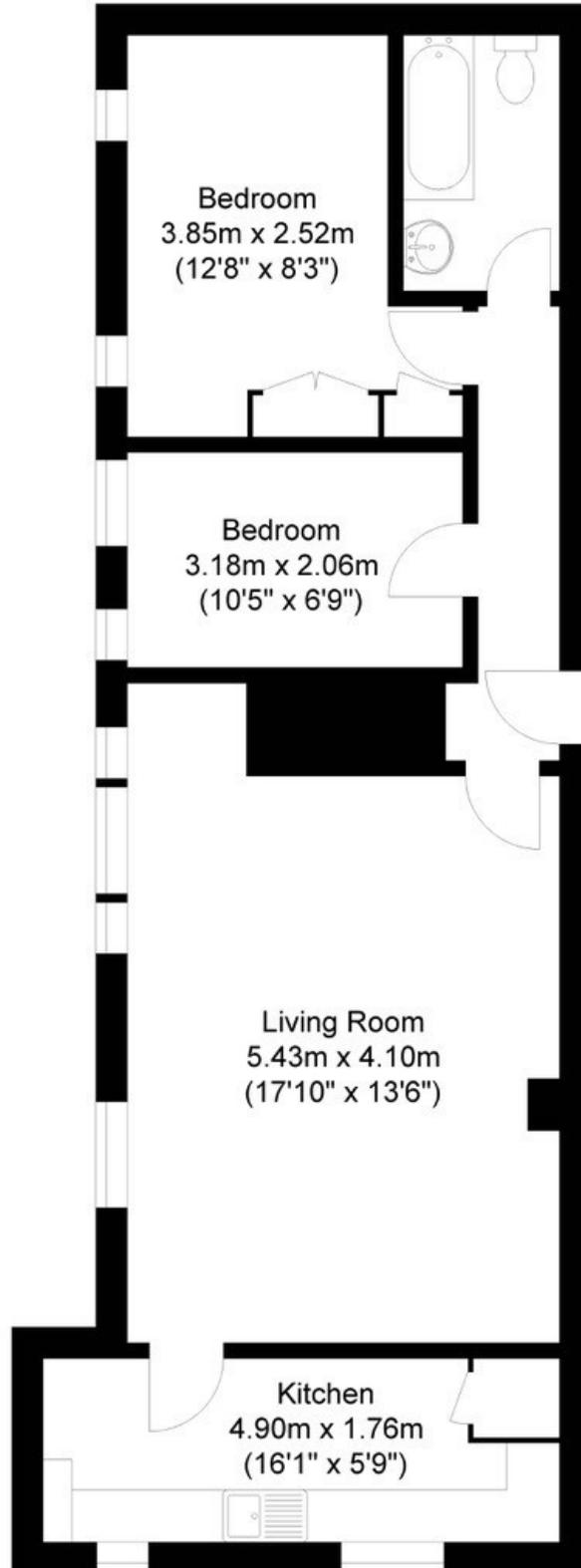
The nearest stations are Shoreditch High St (Overground) and Liverpool St Station (National Rail, Central, Circle, Hammersmith & City and Metropolitan) providing ease of access to Islington, the West End and Canary Wharf.

We offer this flat to the market as sole agent.

£599,500 Guide price



The Cloisters, Commercial Street, E1



Top Floor
Approximate 60.61 sq meter
(652.40 sq feet)







Tenure: Leasehold (89 years remaining on lease)

Service charge: £4,390 for 2017/18. Contribution to sinking fund (which covers cyclical internal and external refurbishments) included in this.

Ground rent: £70 PA

EPC rating: E

Local authority and council tax band: LB of Tower Hamlets, Band B, £970 PA (25% discount for single person)

Price: £599,500 Guide price

Contact: Thomas Michael, 10th floor, 88 Wood Street, EC2V 7RS

020 7060 0450

Thomas Michael (and their joint agents where applicable) and the vendors or lessors of this property give notice that: (a) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (b) Thomas Michael cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained in these particulars and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (c) no employee of Thomas Michael (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (d) prices, rents and premiums quoted in these particulars may be subject to VAT in addition: and (e) Thomas Michael will not be liable, in negligence, for any loss arising from the use of these particulars.