

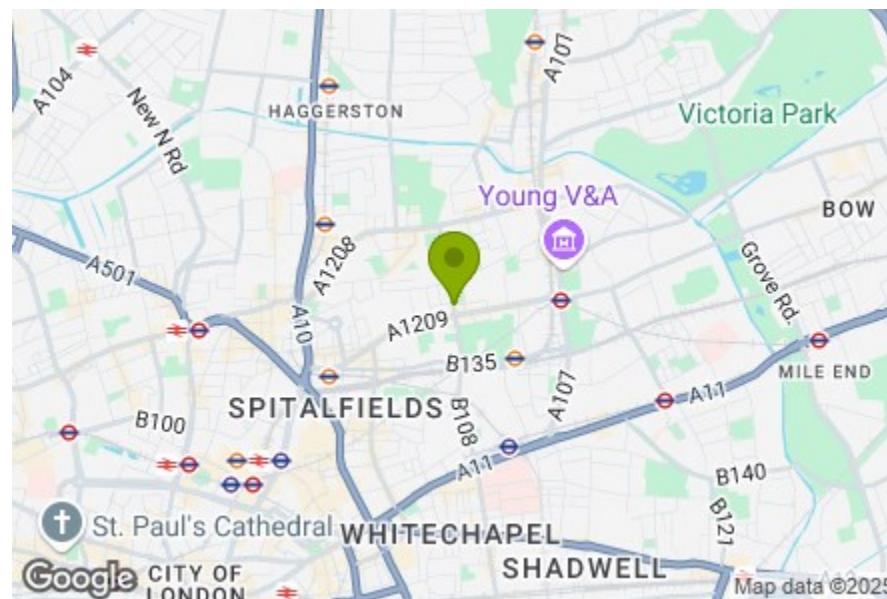


First Floor  
Total Area: 53.3 m<sup>2</sup> ... 574 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Kitchen/Reception Room  
21'10" x 17'10"

Bedroom  
9'7" x 16'7"

Bathroom  
6'3" x 6'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(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 & Wales		EU Directive 2002/91/EC	



## SQUIRRIES STREET, BETHNAL GREEN

Offers In Excess Of £425,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom apartment
- Just Under 600 sq.ft
- First Floor
- Beautifully Presented
- Moments Away from Bethnal Green Station

This modern, immaculately presented, one bedroom, first floor apartment comes with a large, open plan kitchen and reception room and is just moments away from Brick Lane, Weavers Fields, Bethnal Green, Whitechapel and Shoreditch Underground and Overground stations.

Your door to door City commute could take as little as quarter of an hour. An easy ten minute stroll brings you to Bethnal Green tube station, where it's just a one stop hop on the Central line to Liverpool Street and seven stops to Oxford Circus.

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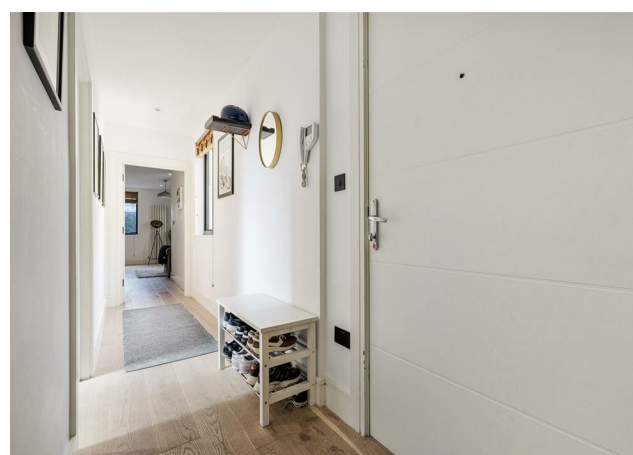
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### IF YOU LIVED HERE...

Your huge, 355 square foot, open plan reception room and kitchen is a glorious, inviting introduction. Broad pale hardwood runs underfoot and the recessed kitchen is decked out in smoky grey cabinets, glossy white countertops and sleek integrated appliances. There's plenty of room for dining and also space for home working, should you require it.

Out in your entrance hall there's some handy purpose built storage and access to your bedroom and bathroom. That smooth, blonde flooring continues in your handsome double bedroom, with a large bright window lighting up the space. Through in your luxurious bathroom, you'll find oversized tiles in earthy tones, a modern white suite and a rainfall and handset shower over the tub.

It's less than ten minutes on foot to get to much loved Brick Lane. This renowned East London neighbourhood offers something for everyone, from vintage threads and jewellery to delicious street

food and craft beers. In particular, we'd recommend checking out the latest pop ups and exhibitions at the Truman Brewery. You're also surrounded by a number of lovely, open green spaces. The pretty meadows of Weavers Fields are just moments from your front door and gorgeous Bethnal Green Gardens are just a few minutes further.

### WHAT ELSE?

- BethWall Green indoor climbing centre, part of the London Climbing Centres network, is just a ten minute walk away on Hollybush Place.
- Your new local will be The Kings Arms, just a few minutes away on Buckfast Street. This friendly intimate pub hosts regular craft beer festivals and always offers a carefully curated selection of local artisan ales.
- For dinner with a difference, The Murder Express is a 1920s themed, immersive, theatrical dining experience where you'll feast on an exquisite, bespoke three course meal while trying to figure out whodunnit.



### A WORD FROM THE OWNER...

"In particular I've loved the location of the flat. It's a short walk to transport links of Bethnal Green, Whitechapel and the overground at Shoreditch as well. At weekends, I've also loved being able to walk up to the flower market at Columbia road and Broadway market for food."

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