



Cobb Street, Liverpool Street, E1

Asking Price: £520,000

Benham
& Reeves

Cobb Street, Liverpool Street, E1

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

This stunning duplex apartment arranged over the second and third floors of a contemporary building. The flat features two double bedrooms on the second floor, including a main bedroom with an en-suite shower room. The main bathroom and second bedroom is also located on this floor. A spiral staircase leads to the third floor, which opens up to a bright living room and a modern open-plan kitchen. The property benefits from dual-aspect, floor-to-ceiling windows that flood the space with natural light and features a south-west facing balcony.

The development offers secure fob entry, bicycle storage, and lift access. Ideally located, Globe House is just a short walk from Aldgate, Aldgate East, Liverpool Street, and Whitechapel stations, offering excellent transport links. Nearby, you'll find Spitalfields Market, Commercial Street, and Brick Lane, all known for their boutique shops, cafes, bars, and restaurants.





Property Features:

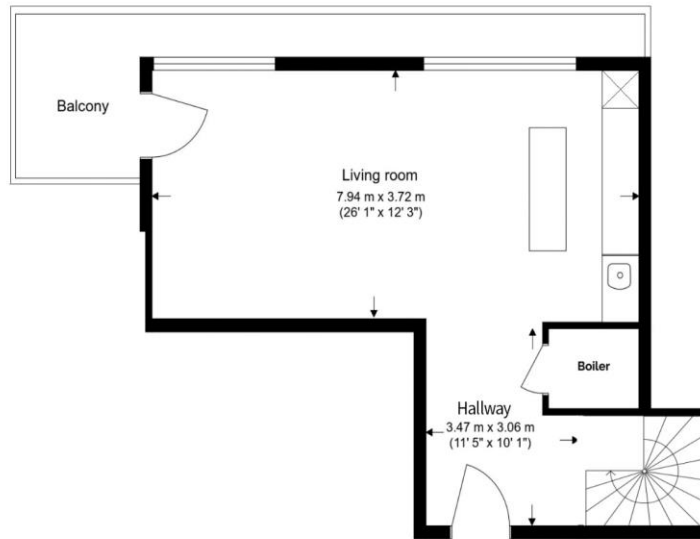
- 2 Bedrooms
- 2 Bathrooms
- South-West Facing Balcony
- Duplex
- Open Plan Kitchen/Living Room
- Close To Spitalfields Market
- Chain Free
- Secure Entry



Total Gross Internal Area
82.9 Sq/m - 893 Sq/ft



Second Floor



Third Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£520,000
Tenure:	Leasehold Expires 25/12/3011 Approximately 987 Years Remaining
Ground Rent:	£750.00 (per annum)
Service Charge:	£5,703.26 (per annum) 25/12/2023 - 24/12/2024
Anticipated Rent:	£2,400.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240235

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