



## 3 Bedroom Flat for Sale

Chicksand Street, London, E1 5LH



### Key Features

- Ground Floor 3 Bedroom Flat • Large Reception Room • Separate Kitchen • 3 Double Bedrooms • Bathroom with separate W/C • Close to vibrant Brick Lane • Close to Aldgate East Station

£450,000



## Description

Ground floor 3 bedroom flat located in a quiet residential area close to Brick Lane. This property boasts three fantastic sized double rooms, a separate kitchen and a large living room.

Ideally located just off Brick Lane, the property is within walking distance of Aldgate East and Liverpool Street Underground Stations. Spitalfields and Shoreditch are both minutes walk away offering a choice of shops, restaurants and bars.

Call now for more information.









## Chicksand House, E1

CAPTURE DATE 22/07/2021 LASER SCAN POINTS 2,058,386

GROSS INTERNAL AREA

60.91 sqm / 655.63 sqft



— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
60.91 sqm / 655.63 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes walkways, restricted head height  
56.95 sqm / 613.00 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 62.18 sqm / 669.30 sqft  
IPMS 3C RESIDENTIAL 59.28 sqm / 638.08 sqft

SPEC ID: 60f5b778d466ae0dd0067fba

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.