



# Expertly crafted apartment on the edge of the City of London

**Davenant Street, London, E1**

£1,075,000 Leasehold



3 Bedrooms • 1 Reception Room • 3 Bathrooms

Three bedroom, three bathroom apartment • Private courtyard garden • High ceilings • 999 year lease • Modest service charges • 10 year Premier Guarantee

#### About this property

Sandon Court is an expertly crafted collection of eight newly built apartments in a dynamic location on the edge of the City of London.

Set back from the road, this bespoke development comprises of two studios, two 1-bedrooms, one 2-bedroom and three 3-bedroom apartments, one of which is an incredible penthouse.

These high specification apartments include kitchens fitted with Miele M-Touch appliances and Siemens integrated washer/dryers. Dekton work surfaces are complimented with under-mounted stainless-steel sinks, Quooker taps and inSinkErator food waste disposal units.

Bathrooms and shower rooms have been meticulously crafted from statuario marble with designer sanitary fittings from Axor Hansgrohe and Villeroy & Boch.

Bedrooms are furnished with fitted wardrobes providing ample storage.

#### Local Information

Davenant Street is located east of Spitalfields and Brick Lane, north of Whitechapel Road. The area is a rapidly developing

neighborhood with a wide range of amenities, restaurants and shopping. With outstanding transport links and the City within walking distance, this location is suited to professionals and would make an ideal London Pied de Terre.

Whitechapel station is approximately 470 yards, Aldgate East 650 yards and Aldgate station is 0.5 miles (source: streetcheck.co.uk).

#### Tenure

Leasehold

#### Local Authority

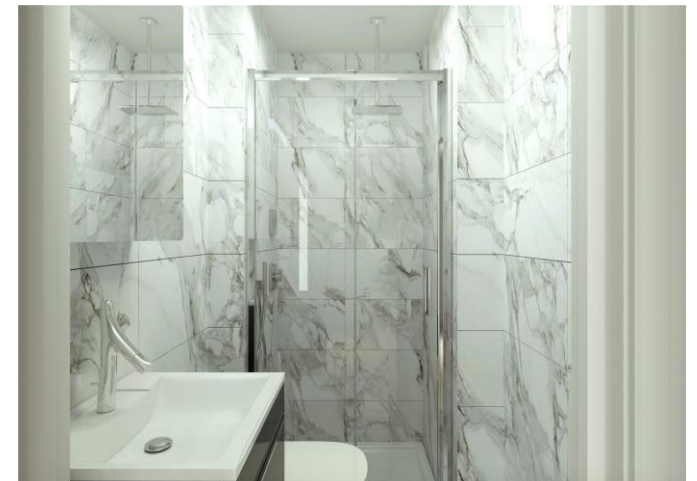
Tower Hamlets

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.  
Telephone: +44 (0) 207 578 6200.








Davenport Street, London, E1  
Gross Internal Area 97.0 m<sup>2</sup> (1044 sq ft)



Gross Internal Area: 97.0 m<sup>2</sup> (1,044 ft<sup>2</sup>)  
Terrace Area: 20.9 m<sup>2</sup> (225 ft<sup>2</sup>)

Measured in accordance with RICS guidelines for identification and illustrative purposes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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