



## Beautifully presented two bedroom apartment in Shoreditch.

**Cookham House, Montclare Street, London, E2**

£525,000 Leasehold (90 years remaining)

savills



• **Two bedroom • One bathroom • Reception room**

- Within the popular Boundary Estate • Excellent rental potential
- High ceilings and period features • Easy access into City
- Close to Shoreditch High Street • Offered chain free

**About this property**

A beautifully presented two bedroom apartment in the popular Boundary Estate.

The property has two double bedrooms, high ceilings and excellent natural light with high ceilings and a total of 8 windows looking out onto different aspects. The property is well presented throughout and features include column radiators, bespoke cabinetry and thoughtfully designed storage.

**Local information**

Cookham house is one the buildings which makes up the famous 'Boundary Estate' widely recognised as one of the earliest social housing schemes. The estate was constructed in around 1890 with a collection of red brick buildings around a bandstand in Arnold Circus. The combination of Victorian architecture and the close proximity to the City have made them a popular location ever since.

The building is positioned on Montclare Street, East of Shoreditch High Street and North of Bethnal Green Road.

The closest station is Shoreditch High Street (approximately 300 yards) and there are an array of bus links into the City and West End. The local area is filled with restaurants, bars and coffee shops and is a popular location for those working in the City.

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**Tenure**

Leasehold (90 years remaining)

**Local Authority**

Tower Hamlets

**Energy Performance**

EPC Rating = D

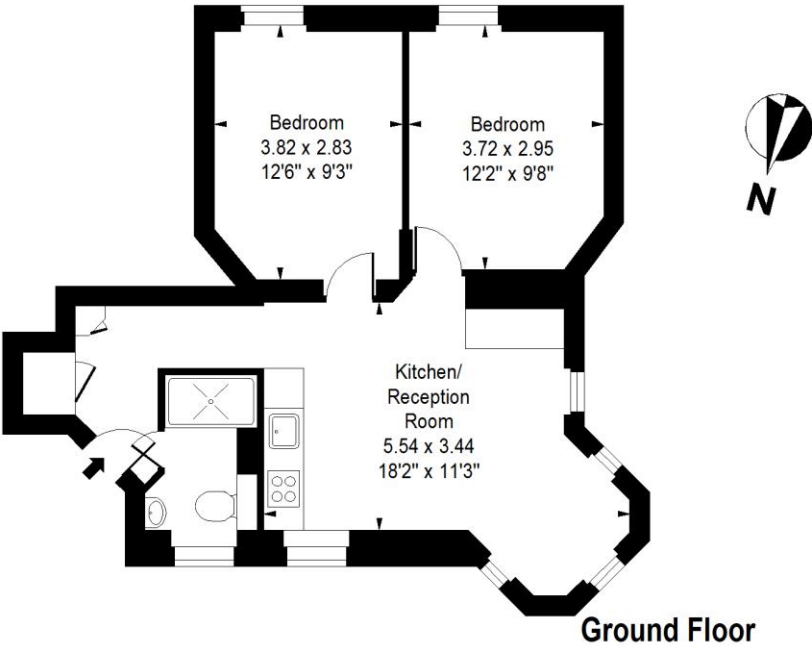
**Viewing**

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

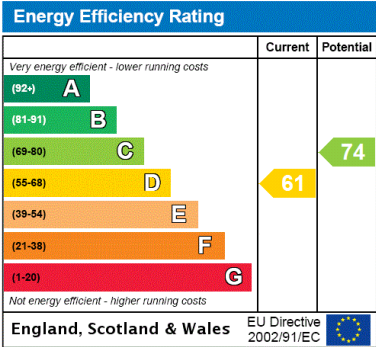


Cookham House, Montclare Street, London, E2  
Gross Internal Area 553 sq ft, 51.37 m<sup>2</sup>

Cookham House,  
Montclare Street, E2  
Approximate Gross Internal Area = 553 sq ft / 51.37 sqm



Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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