



## Flat 22, Hannah Building 56 Watney Street , London, E1 2QU

Guide price £375,000



\*\*\*GUIDED BETWEEN £375K to £400K FOR WHOLE SHARE OF THE PROPERTY\*\*\*

City Realtor is proud to present this stylish 2-bedroom flat in the sought-after Hannah Building, E1.

This spacious and modern leasehold apartment offers 106 years remaining on the lease, making it a perfect long-term home or investment opportunity. Located on the 2nd floor of a well-maintained development with secure entry and lift access, This flat is ideal for first-time buyers, professionals, and investors alike.

The flat boasts a bright and airy open-plan living and dining area, two well-proportioned double bedrooms, and a sleek, contemporary kitchen fitted with integrated appliances. The bathroom is tastefully designed with modern finishes and excellent water pressure, offering a relaxing retreat after a long day.

Perfectly positioned just moments from Whitechapel and Shadwell stations, the property benefits from superb transport links via the Elizabeth Line, Overground, and DLR – putting the City, Canary Wharf, and West End within easy reach.

With an abundance of local amenities nearby, including trendy cafes, local markets, and green spaces like Stepney Green Park, this property offers the ideal balance of vibrant city living and comfortable home life.

Leasehold with 106 years remaining

Service charge: £2,450 per annum

Council Tax: Band C

Ground rent: £0

Locations:

Watney Market: 1 min walk

Shadwell Station: 2 mins walk

Bank Station: 8 mins DLR

Liverpool Station: 10 mins underground

Shoreditch: 10 mins overground

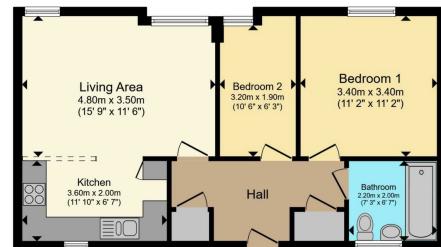
Canary Wharf: 14 mins DLR

Early viewings are highly recommended, contact City Realtor today to arrange a visit!!!

## Area Map

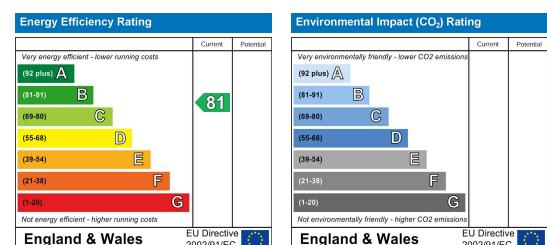


## Floor Plans



Total floor area 57.0 m<sup>2</sup> (613 sq.ft.) approx

## Energy Efficiency Graph



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