



Calico Apartments, Varden Street E1

Leasehold

2 Bed 3 Bath

710 sqft (approx)

Spanning c.710 sqft this 2 bed 2.5 bath duplex apartment occupies the ground and lower floors of Calico Lofts, providing well proportioned living accommodation throughout.

- Former warehouse building
- Boutique development
- Modern interiors

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Calico Lofts is a boutique development comprising only five two-bedroom, loft-inspired apartments. Thoughtfully designed within a converted former warehouse, the development occupies a prominent corner position at Varden Street and Turner Street, just on the edge of the Myrdle Street Conservation Area.

Each residence includes a guest cloakroom, a semi-open galleried kitchen, and an expansive open-plan living and dining area ideal for modern living. Both double bedrooms on the lower floor are served by full tiled en-suite shower rooms, plus there is a WC off the entrance hall. Finished to a quality standard, the apartments retain subtle nods to the building's industrial past, with features such as high ceilings and double-glazed Crittall-style windows enhancing both character and light.

Situated in the heart of Whitechapel, the property enjoys a highly convenient location within close reach of the City of London. Turner Street is an appealing residential road positioned between Commercial Road and Whitechapel Road. Whitechapel has become one of London's key growth areas, driven by the City's eastward expansion, enhanced transport infrastructure, and the Elizabeth Line which takes you to Heathrow in under 30 minutes. This ongoing regeneration has brought a vibrant mix of independent bars, cafés, and restaurants to the area.

Calico Lofts is well placed for Brick Lane, Spitalfields, St Katharine Docks, and Shoreditch. Excellent transport links are available via several bus routes, with Whitechapel Underground Station approximately 0.3 miles away and Aldgate East Underground Station around 0.4 miles distant, offering swift connections into Central London.

Tenure: Leasehold

Lease Length: 189 years

Service Charge: £2,750 per annum (approx.)

Ground Rent: £0 per annum (approx.)

Parking: Car-free development

Local Authority: Tower Hamlets

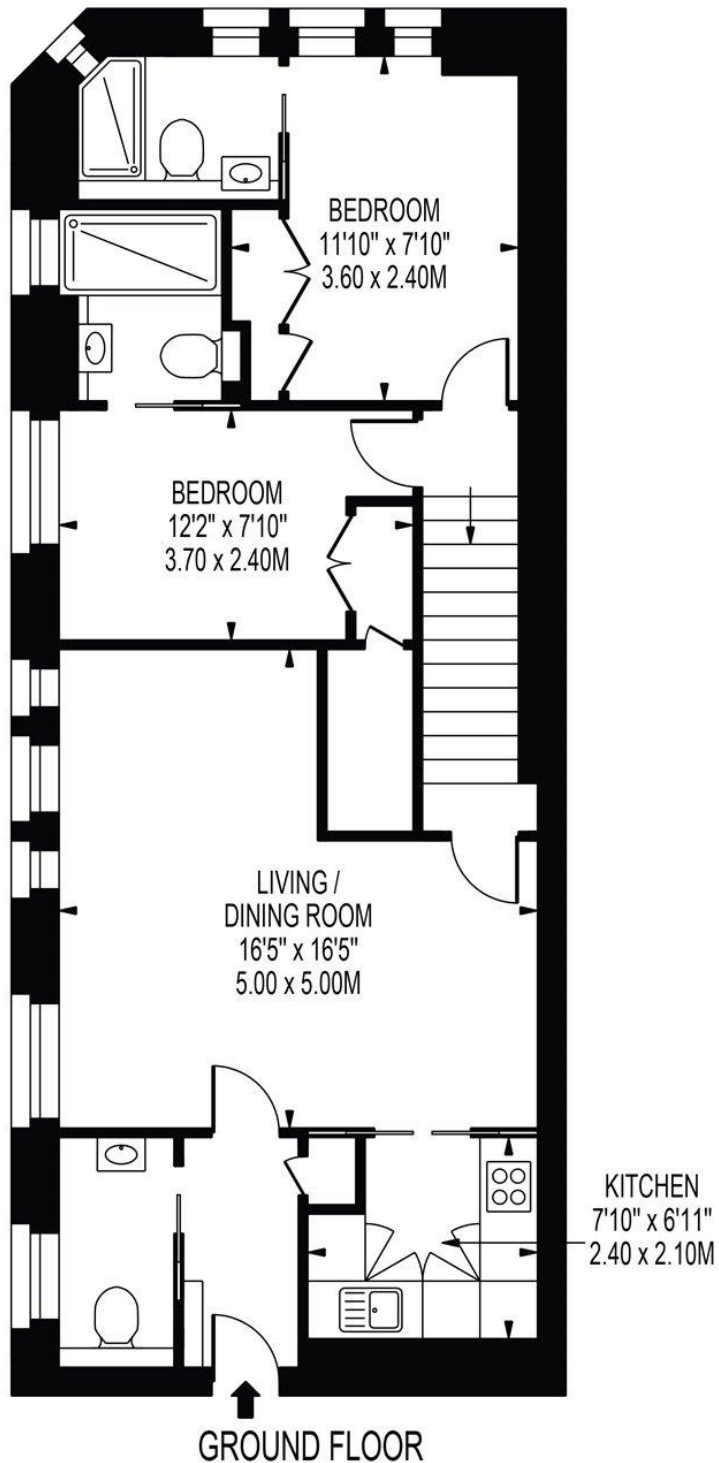
Council Tax Band: E

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CALICO LOFT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 710 SQ FT - 65.96 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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