

Fourth Floor

**sown.co.uk**

03450 044818 Crowthorne House, Nine Mile Ride, Wokingham, Berkshire, RG40 3GZ

Whilst every attempt is made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Floor plans are for representational purposes only as defined by the RICS code of measuring practice and should only be used as such by any prospective buyer. Any services, appliances or systems shown on the floorplans have not been tested by Leaders and therefore no guarantee can be given as to their operating ability or efficiency.



## District Court

26 Commercial Road, London, E1 1FE

**£205,000** (Leasehold) – 25% share (full market value £820,000)

**SOWN**  
SHARED OWNERSHIP





## The property

Set on the 4th floor and within a prime London location is this fantastic modern apartment, built in 2016 and presented in pristine condition. The unique 'City Living' accommodation features an open plan lounge/kitchen/diner with bi-fold doors that open fully into a magnificent garden room with full length windows and an ideal natural extension of the living space. There are two double bedrooms and a bathroom. The apartment also benefits from having an on-site concierge and gym facility included within the service charge.

District Court is conveniently set within close proximity to four zone one underground stations - Aldgate East, Aldgate, Liverpool Street, and Tower Hill - ensuring superb connectivity to the rest of London, making flexible commuting a breeze. The home is conveniently located within walking distance to the City, Spitalfields Market, Tower Bridge and Shoreditch. With an extensive array of shopping, restaurants, bars and entertainment within easy reach.

### PRICING & AFFORDABILITY

Full Market Value: £820,000

25% Share Price: £205,000 (rent £1053.78pcm)

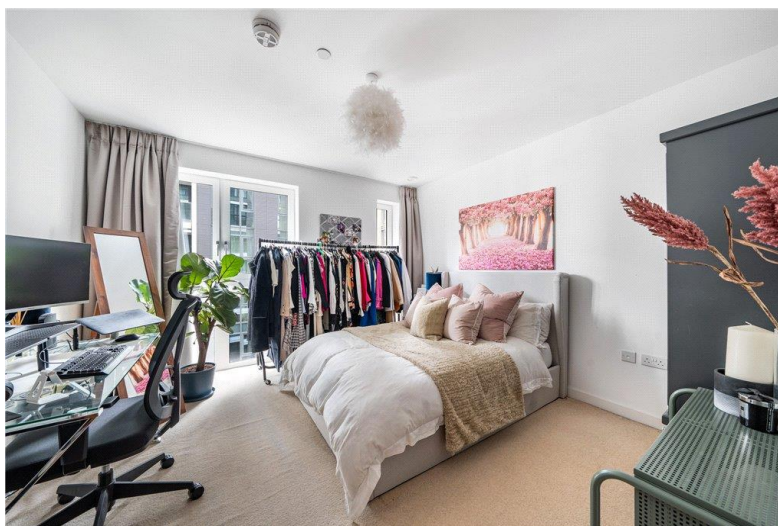
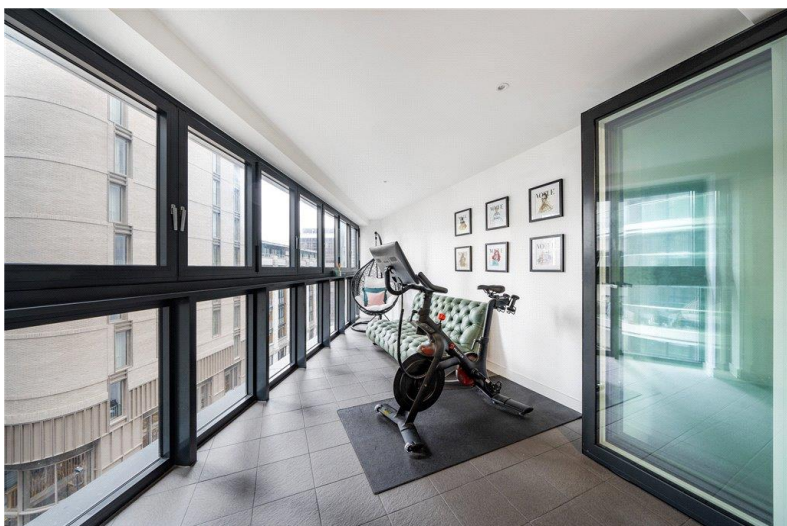
Minimum 5% Mortgage Deposit (% share):  
£10,250

Approximate Service Charges: £232.36pcm\*

Shared Ownership Lease: approx. 117 years

Council Tax Band: G





## Summary

- Modern Shared Ownership home
- Chain-free
- Open plan living
- Walking distance to local Zone 1 tube stations
- 4th floor
- Gym & concierge facilities
- EPC Rating B