



# Wexner Building, Strype Street, Spitalfields, E1

Asking Price: £650,000

Benham  
& Reeves

# Wexner Building, Strype Street, Spitalfields, E1

 2 Bedrooms    1 Bathroom    Leasehold

A large and well-presented two-bedroom apartment located on the third floor of a warehouse conversion, Wexner Building. Spanning approximately 860 square feet, this apartment comprises a spacious living/dining area and a fully fitted gloss finish kitchen with integrated appliances.

This beautiful apartment offers one double bedroom and a single bedroom with fitted wardrobes and a sleek finished shower room across the hall. This property also offers ample storage space.

The Wexner Building is located on Strype Street. The City is a short walk away offering local amenities such as, niche boutiques and independent outlets of Spitalfields Market for shopping. Whilst vibrant and trendy Shoreditch and Brick Lane are within a short walk of a plethora of excellent restaurants and bars. Liverpool Street Station is only moments away, offering various underground lines to Central and West London, as well as National Rail services.





## Property Features:

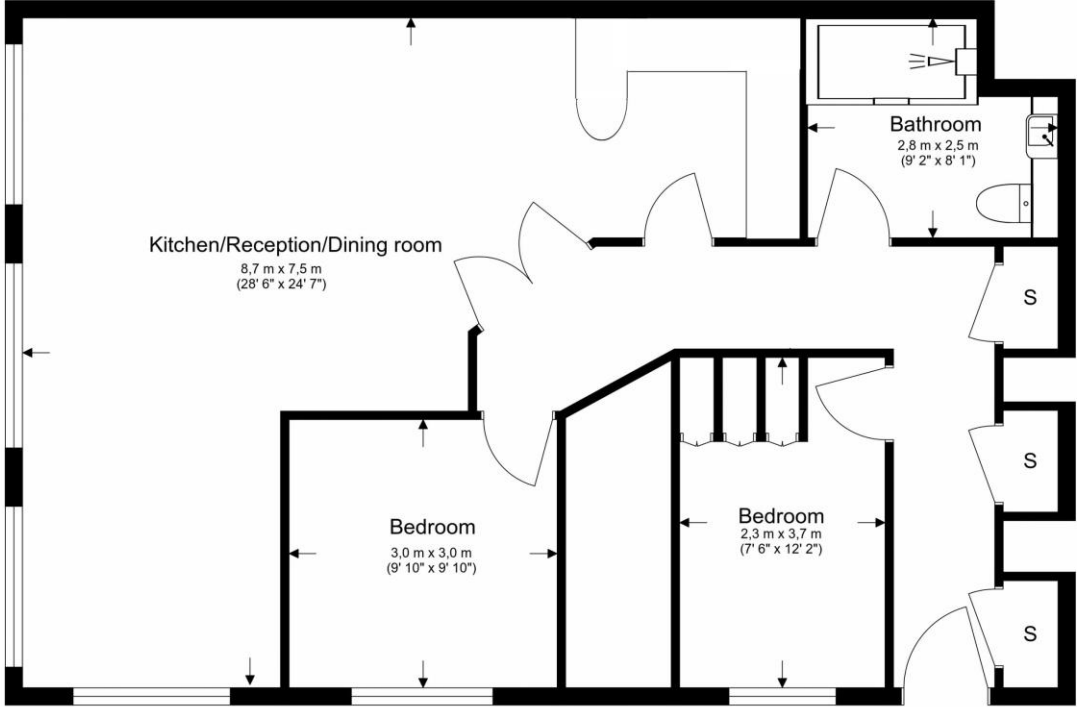
- Open Plan Reception
- Two Bedrooms
- Family Size Bathroom
- Wood Floors, High Ceilings
- Previous Building Conversion
- Minutes from Liverpool Street Station
- Built-in Storage



# Wexner Building, Strype Street, Spitalfields, E1



Total Gross Internal Area  
85.2 Sq/m - 917 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£650,000
Tenure:	Leasehold Expires 01/07/2122 Approximately 96 Years Remaining
Ground Rent:	£500.00 (per annum)
Service Charge:	£4,559.99 (per annum) For the year 2026

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: BEA200172

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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