



3 BEDROOM APARTMENT

WALKING DISTANCE TO CITY

CLOSE TO LOCAL AMENITIES

IDEAL FOR CITY PROFESSIONAL

LIFT TO ALL FLOORS

PRIVATE BALCONY

SOUGHT AFTER LOCATION

LONG LEASE



Asking Price £599,995

This spacious second floor apartment comprises a semi open plan lounge/kitchen, contemporary kitchen with range of wall and base units, three good sized bedrooms, three piece bathroom suite plus a separate WC and a private balcony.

The property is situated within walking distance to the City as well as the local boutique shops, restaurants and coffee shops. Brick Lane, Spitalfields market and other attractions are a short walk away. Shadwell Overground, Tower Hill Underground, DLR stations as well as Aldgate East and Aldgate Underground stations and Wapping Overground station are all easily accessible.

Lease Information

116 year lease unexpired.

Entrance

Communal entrance door with security door entry system to communal hallway with lifts and stairs to upper floors.

Entrance Hallway

Hallway with double radiator, laminate style flooring, built in double storage cupboards and doors to rest of the accommodation.

Semi open plan Lounge/Kitchen

Kitchen area 9ft 2in x 8ft 5in (2.8m x 2.6m)

Range of wall and base units with contrasting wood effect worktops and uprights. Stainless steel sink with mixer tap, integrated electric oven and hob, stainless steel chimney style extractor hood and splash back. Plumbing for washing machine, space for large fridge freezer, laminate style flooring.

Lounge area 19ft 6in narrowing to 11ft 3in x 15ft 10in narrowing to 6ft 4in (6m > 3.4m x 4.8m > 1.95m)

L shaped lounge with laminate style flooring, two radiators, double glazed door and windows to private balcony.

Bedroom 1 11ft 11in x 11ft 5in (3.6m x 3.5m)

Very good sized double bedroom with double glazed window, radiator.

Bedroom 2 11ft 11in narrowing to 9ft x 11ft 3in narrowing to 7ft 4in (3.6m > 2.74m x 3.42m > 2.2m)

Double bedroom with double glazed window, radiator.

Bedroom 3 11ft 11in x 6ft 11in (3.6m x 2.1m)

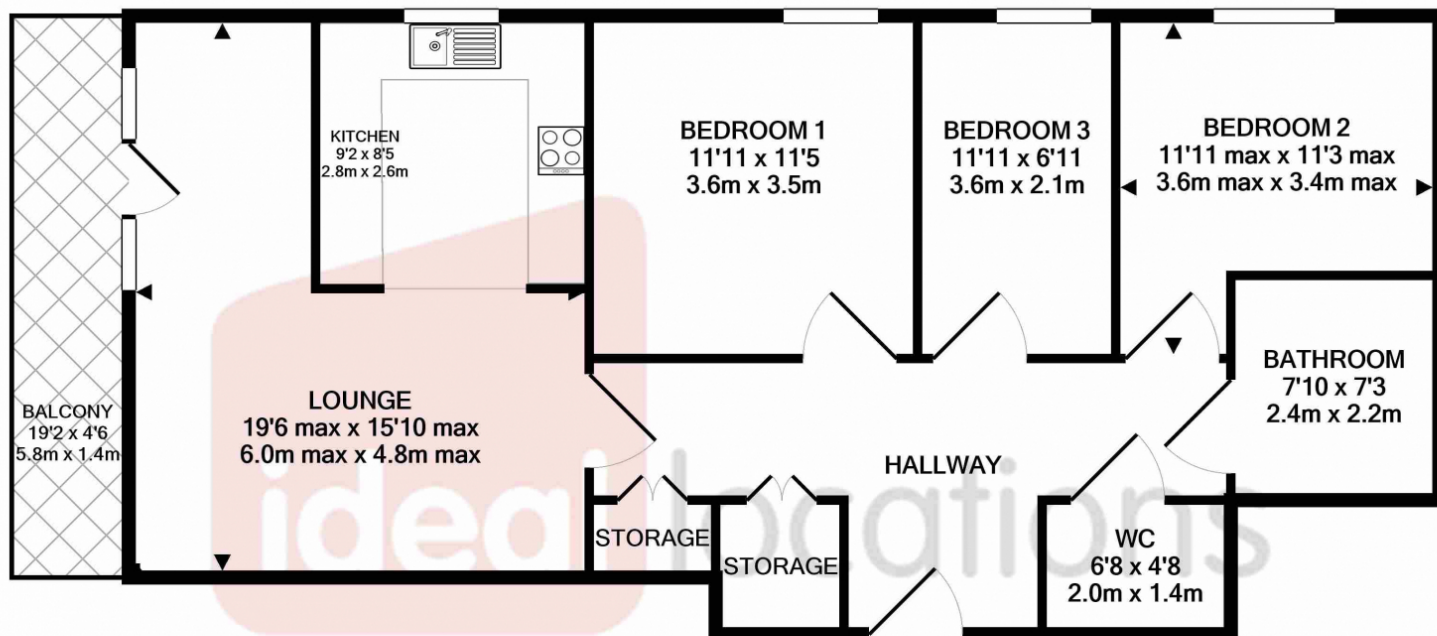
Small double bedroom with double glazed window, radiator.

Bathroom 7ft 10in x 7ft 3in (2.4m x 2.2m)

Three piece bathroom suite comprising of enclosed panel bath with mixer tap and shower mixer and shower screen.
Pedestal wash hand basin with mixer tap, close couple WC, part tiled walls and laminate style flooring, extractor fan.

WC

Comprising of close coupled WC and wash hand basin with mixer tap.



TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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