



## Plumbers Row, London, E1

This well-proportioned apartment is a fantastic opportunity for investors and homeowners looking for a peaceful and convenient flat in E1. The development offers 24-hour concierge, a residents' only gym, sauna and private roof terrace.

A generous hallway entrance gives access to the double bedrooms and main bathroom. Both bedrooms include built-in storage and the larger features an en-suite shower room.

The living and dining area, equipped with Juliette balcony also overlooks the private courtyard and a separate kitchen with integrated appliances plenty of counter-top space and ample seating for 6-8 people.

This Aldgate Triangle development boasts a secure entry system, 24-hour concierge, lift access, on-site gym, sauna and a residents-only roof terrace.

Aldgate East and Liverpool Street stations are moments away, whilst Brick Lane, Spitalfields Market and Tower Bridge are easily accessible.

Allocated private parking space included.

Viewings highly recommended.

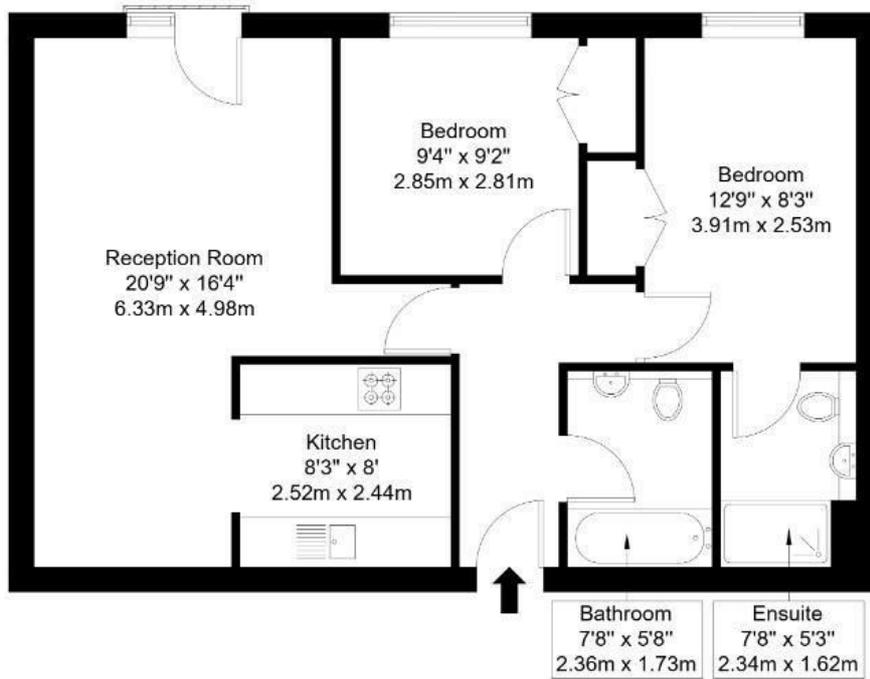
Chain free with vacant possession.

- Two bedrooms, two bathrooms
- Excellent built-in storage
- Lift access and 24hr concierge
- Viewings highly recommended
- Living space with Juliette balcony
- Easy access to zone 1 tube
- Gym, sauna & roof terrace
- Private off-street parking included
- Chain free

**Offers in excess of £450,000**

# Plumbers Row, E1 1EQ

Approx Gross Internal Area = 62.6 sq m / 674 sq ft



Third Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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