



Plumbers Row, London, E1

Stylish one bedroom apartment on the third floor of the sought after Colefax Building, with 24 hour concierge, residents' gym and private roof terrace.

An exceptional one bedroom apartment on the third floor of the highly sought after Colefax Building, offering an impressive range of residents' amenities in a prime E1 location.

EWS1 compliant with an A rating and strong energy efficiency throughout.

The property has been recently renovated and presents an excellent opportunity for both owner occupiers and investors. The building benefits from 24-hour concierge and security, a residents' gym, sauna and a private roof terrace, all within a well managed, development.

Internally, the apartment opens into a welcoming entrance hall with built in storage, leading to a bright and spacious reception and dining room with a Juliette balcony and attractive open rooftop views. The separate kitchen is well equipped with integrated appliances including a ceramic hob, oven and dishwasher.

The double bedroom is a generous size, featuring built in mirrored wardrobes and pleasant views across the surrounding rooftops. The bathroom is finished with a contemporary suite with a shower over bath and marble effect tiling.

Aldgate East, Whitechapel (Elizabeth Line) and Liverpool Street stations are all within short walking distance.

Brick Lane, Spitalfields Market and Tower Bridge are also easily accessible.

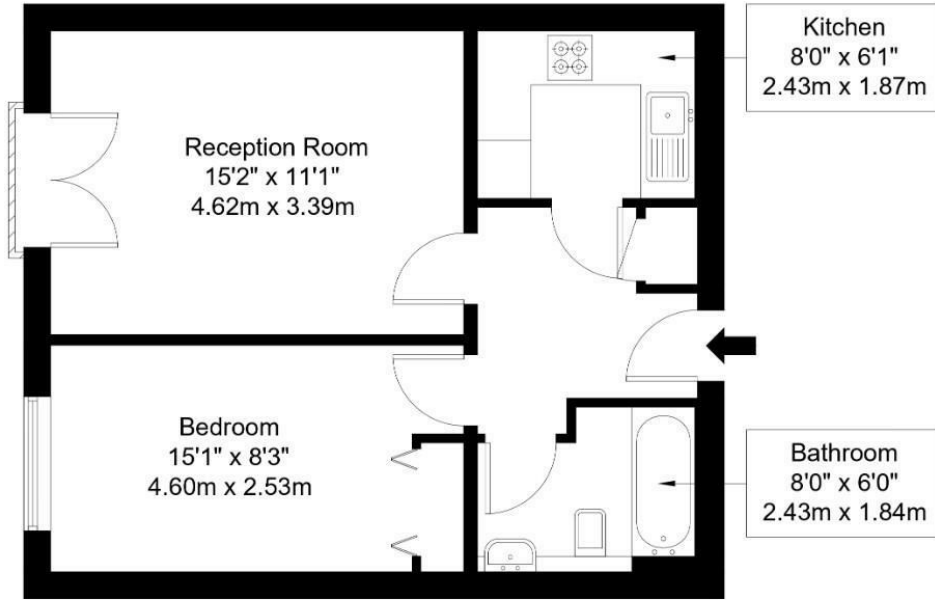
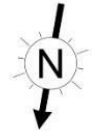
EWS1 Compliant with A-rating. Chain free.

- Bright one bedroom third floor apartment
- Juliette balcony with exceptional natural light
- Double bedroom with built in mirrored wardrobes
- Separate kitchen with integrated appliances
- 24 hour concierge & security
- Residents' gym, sauna & private roof terrace
- Moments from Aldgate East & the Elizabeth line
- EWS1 Compliant | Chain Free

Asking price £335,000

Plumbers Row, E1 1EQ

Approx Gross Internal Area = 43.67 sq m / 470 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. Copyright @ BleuPlan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	83
England & Wales		EU Directive 2002/91/EC	

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

