



## Shore Place, London, E9

Occupying part of the second floor of this modern corner situated building, is this generous three bedroom apartment, complete with a large private balcony (north east facing)

The development is located on the corner of Shore Place and Well Street and offers its residents a secure entrance (accessible via Shore Place), lift access and a modern contemporary feel throughout.

The apartment boasts three bedrooms, all can house a double bedroom and wardrobe, the main room has its own en suite shower room. There is an additional bathroom located off the L shaped hallway which serves all rooms including the corner located lounge/dining/kitchen. The kitchen is fully integrated,

Two of East London's most popular green spaces, Victoria Park and London Fields are nearby.

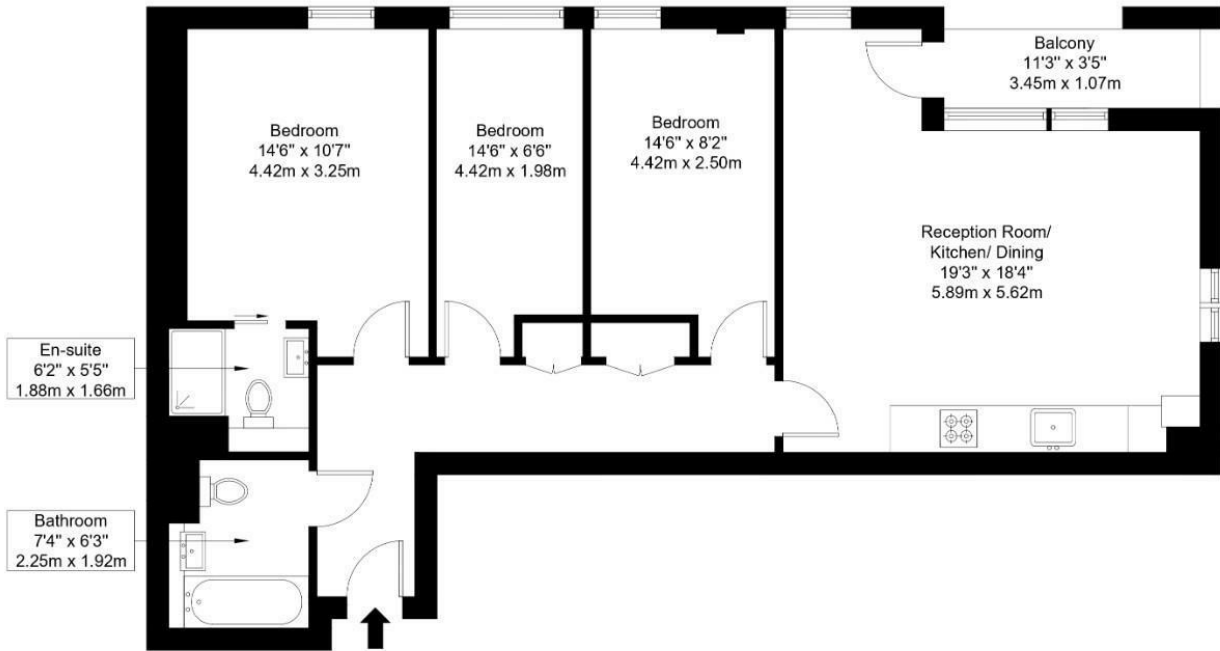
London Fields and Cambridge Heath Overground stations are equidistant from the building. The apartment is being sold with vacant possession and chain free.

- Three bedrooms
- Open plan living/reception
- Private balcony
- Secure entrance
- No onward chain
- Moments from London Fields
- Close to Victoria Park

**Offers in excess of £750,000**

# Shore Place, E9 7QQ

Approx Gross Internal Area = 79.47 sq m / 855 sq ft  
 Balcony = 3.69 sq m / 39 sq ft  
 Total = 83.16 sq m / 895 sq ft

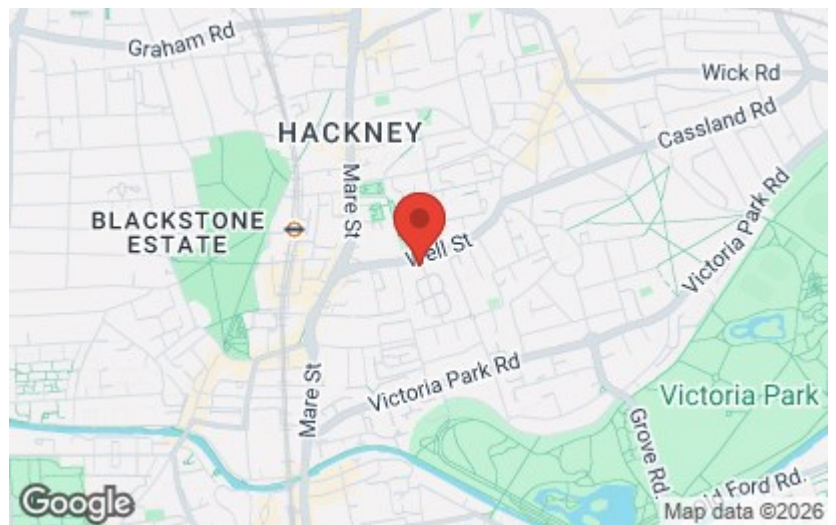


Second Floor

Ref :

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The floor plan is 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 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>	89	89
(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			
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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	