



Plumbers Row, London, E1

This one bedroom property has been very well maintained and makes an excellent investment. Low service charges and a number of impressive features including 24-hour concierge, a residents' gym, sauna and private roof terrace.

The entry hall, equipped with built-in storage, opens onto a bright living and dining area with space to work from home. It also features a west facing, Juliette balcony and a separate kitchen with integrated appliances, including a dishwasher.

A generous main bedroom offers impressive storage options with built-in mirrored cupboards and space for a dressing table and/or an additional wardrobe. The modern bathroom includes a shower over the bath and a contemporary white suite.

Aldgate East, Liverpool Street and Whitechapel (for the Elizabeth Line) are all within easy reach and Brick Lane, Spitalfields Market and Tower Bridge are also easily accessible.

EWS1 Complaint with A-rating.

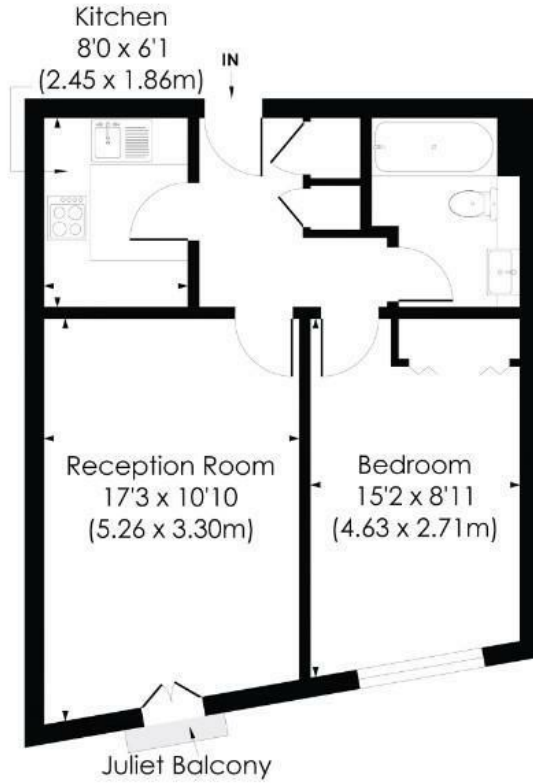
Available chain free.

- Zone 1 London apartment
- 24 hour concierge
- Residents gym, sauna and roof terrace
- Space to work from home
- EWS1 compliant with A-rating
- Low service charges
- Excellent energy efficiency
- Available chain free

Asking price £325,000

PLUMBERS ROW, E1

Approx. Gross Internal Floor Area
486 Sq. ft/45.15 Sq. m



FOURTH FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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			
England & Wales		81	85
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			