

## Plumbers Row, London, E1

A modern one-bedroom apartment with gym, concierge, roof terrace, and private parking in a central London location.

This superb apartment is located on the fifth floor of a sought-after development, presents an excellent opportunity for homebuyers or investors.

The entrance hall leads to a bright living/reception room with space to work from home. A separate kitchen offers good storage and an integrated fridge/freezer, dishwasher, washing machine, oven and hob. The comfortable double bedroom includes built-in storage and dressing area. The bathroom is equipped with a shower and a bath and further storage.

Residents benefit from on-site amenities, including a communal roof terrace, 24/7 concierge service and security, residents' gym, private parking, and lift access. The property also offers low running costs with a high energy efficiency rating, and Hyperoptic fibre broadband.

Excellent location inside Zone 1 and minutes away from Aldgate East Tube Station. Liverpool Street Station and Shoreditch High Street (TFL Overground) are also within a short distance.

- Fifth floor one bedroom apartment
- Fantastic zone 1 Location
- Residents gym, sauna and roof terrace
- Integrated appliances including dishwasher
- Lift access & 24/7 security and concierge
- In person and virtual viewings available
- Apartment includes underground car parking space

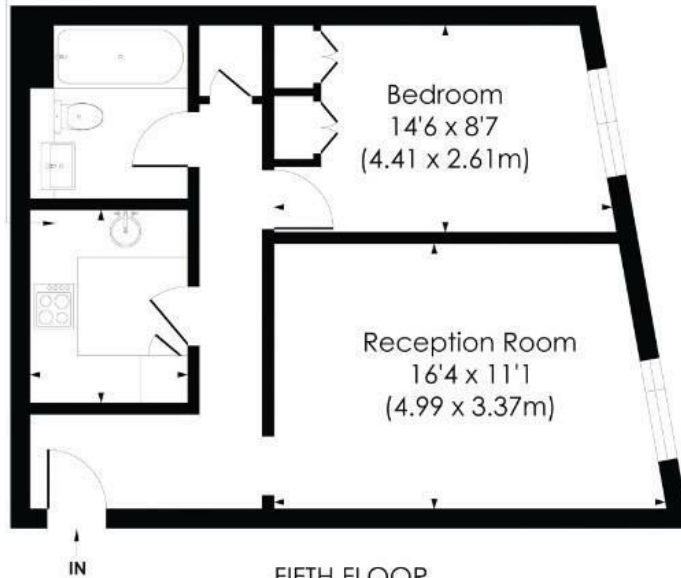
**Asking price £395,000**

## PLUMBERS ROW, E1

Approx. Gross Internal Floor Area  
**512 Sq. ft/47.52 Sq. m**



Kitchen  
8'0 x 6'7  
(2.45 x 2.00m)



FIFTH FLOOR

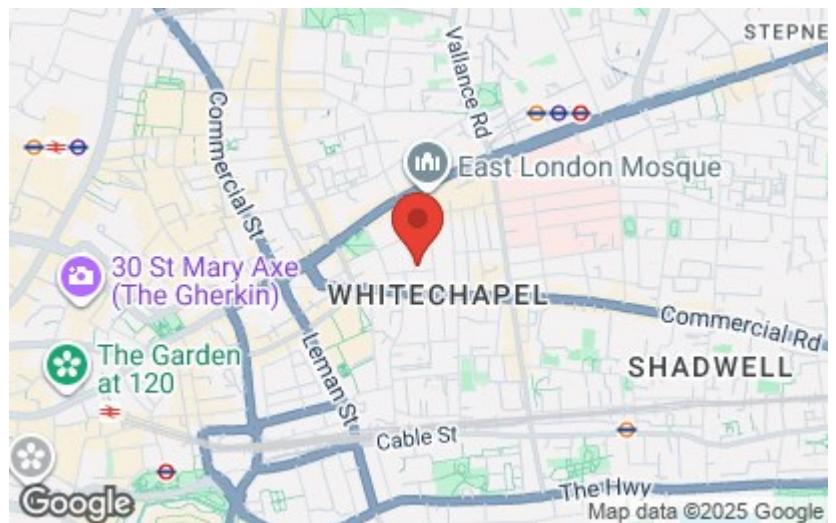
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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the 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		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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