



## Plumbers Row, London, E1

This superb two bedroom, two bathroom property with parking in Zone 1 London is both EWS1 compliant with an A-rating and comes with an array of features included. 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.

Aldgate East and Liverpool Street stations are a short walk away, whilst Brick Lane, Spitalfields Market and Tower Bridge are all easily accessible.

Secure, private parking space included.

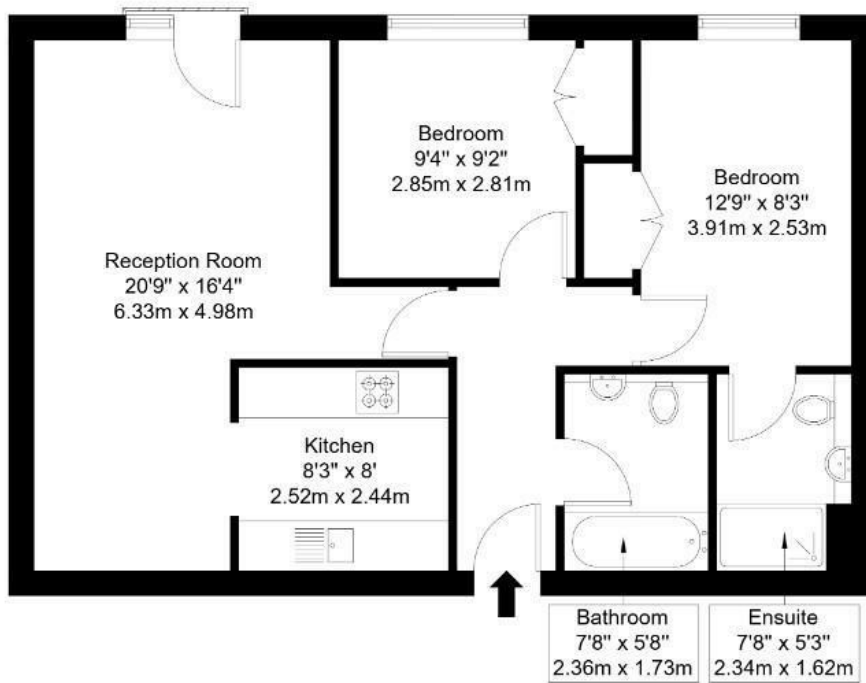
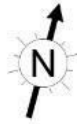
Chain Free. Vacant Possession.

**Offers in excess of £450,000**

- EWS1 compliant with A rating
- Lift, gym, sauna and roof terrace
- Two bedrooms, two bathrooms
- Viewings highly recommended
- Includes 24 hour concierge
- Zone 1 transport across London
- Private off-street parking included
- Chain free

# Plumbers Row, E1 1EQ

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



Third Floor

Ref :

Copyright **BLEU PLAN**

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			
		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)	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	



Montacute Yards Shoreditch High Street, City of London, E1 6HU

Tel: 02080040100 | Email: hereforyou@fineliving.life

www.fineliving.life