



## Plumbers Row, London, E1

This very well-maintained one bedroom apartment is an excellent investment for first time buyers and seasoned investors alike. The popular Aldgate Triangle development offers 24-hour concierge, a residents' gym, sauna and a private roof terrace.

An entry hall with built-in storage opens onto a bright living area with ample room for dining and space to work from home. It also features a west facing Juliette balcony and a separate kitchen with integrated appliances and plenty of storage.

The 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 contemporary white suite.

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

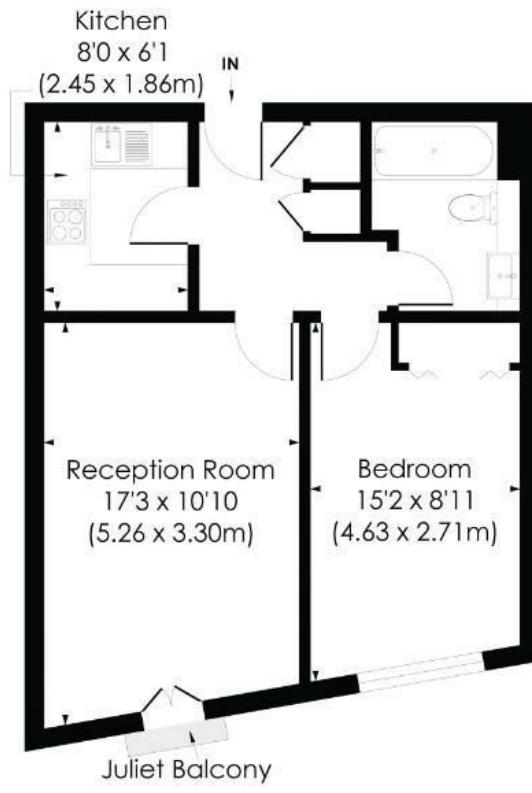
- One double bedroom
- Fantastic zone 1 Location
- Residents gym, sauna and roof terrace
- Integrated appliances including dishwasher
- Lift access & 24 Hour concierge
- Space to work from home

**Asking price £350,000**

## 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	EU Directive 2002/91/EC	81	85

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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