



## Commercial Road, London, E1

This modern and quiet apartment is available in a fantastic location with Zone 1 transport for London. The sought after development benefits from 24-hour concierge a residents gym and excellent energy efficiency ratings.

The spacious living area with sofa, occasional chair and TV also includes a Juliette balcony, dining table and chairs and a work station with desk and shelving. The whole property offers plenty of storage and the kitchen is no exception. This also features an integrated dishwasher, fridge, freezer and washer/dryer.

The bright master bedroom with built-in wardrobes and an additional cupboard is located adjacent to the contemporary bathroom which has an enclosed rain-head shower over the bath.

The development boasts many amenities with a secure entry system, 24-hour concierge, lift access, on site gym and sauna and a roof terrace for residents.

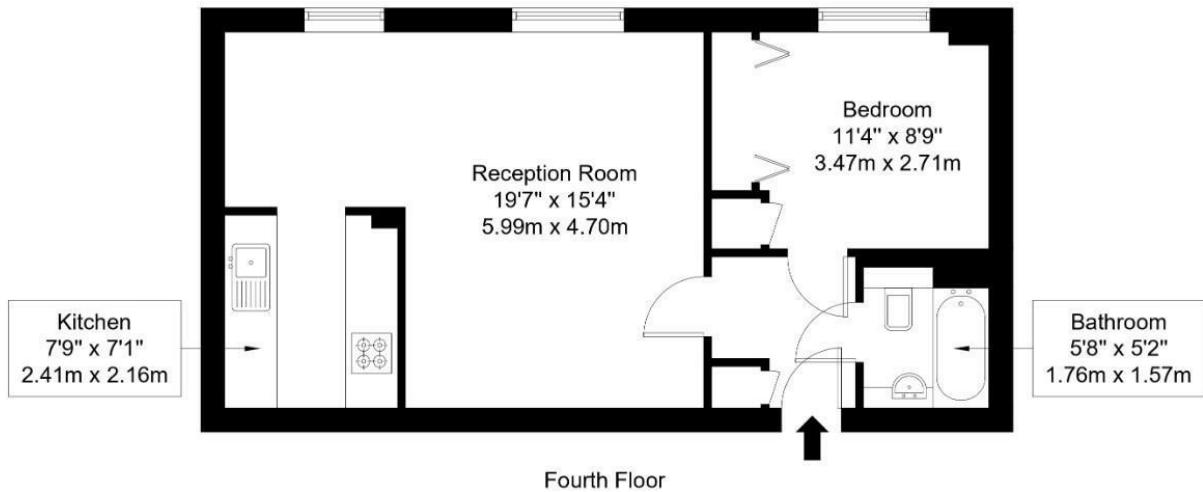
Aldgate East and Liverpool Street Stations, whilst Brick Lane and Spitalfields Market are all very close by.

- One bedroom apartment
- Modern and spacious living area
- Bathroom with shower over bath
- Juliette balcony
- Water Inclusive of rent
- Zone 1 location

**£2,150 Per month**

# Commercial Road, E1 1LF

Approx Gross Internal Area = 44.93 sq m / 484 sq ft



Ref :

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PLAN**

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) 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 | 76      | 82        |

| 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 | 76      | 82        |

