



## Palmers Road, London, E2

This exceptional two bedroom, two bathroom apartment, boasts stunning views of green spaces (Mile End Park) and outwards to East London, set within the Titanium Point development.

Featuring two balconies, one privately accessed via the main bedroom which overlooks Palmers Road, complete with its own en suite, and the other is accessible via the generous open plan reception kitchen, which overlooks Regents Canal and Mile End Park. A further double bedroom and main bathroom make up the remainder of the apartment. This residence is equipped with all the high-end modern conveniences including a fully integrated kitchen, convenient built in storage. The block boasts a residents lift and is located on this no through road, with Victoria Park being moments away.

For effortless commuting, the apartment's strategic location places it in close proximity to Bethnal Green, Mile End, and Bow Road Underground Stations, providing easy access to both The City and the West End. Furthermore, Bow Church DLR offers seamless transportation into Canary Wharf, Stratford, and The City.

This property is being offered chain free.

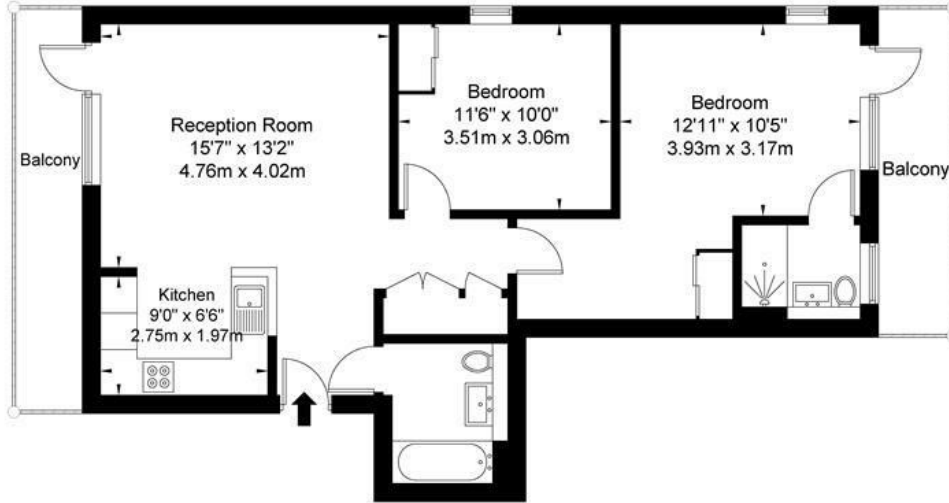
The remedial works to grant the EWS1 certificate are due to take place in late 2024.

- Two double bedrooms
- Dual aspect apartment
- Canal and park views
- Two balconies
- Fully integrated kitchen
- Moments from underground station (Mile End)
- EPC Rating – B
- Council tax band - D
- Local rates - £1581

**Offers in excess of £525,000**

# Titanium Point Palmers Road E2 0FA

Approx. Gross Internal Area = 71.7 sq m / 772 sq ft



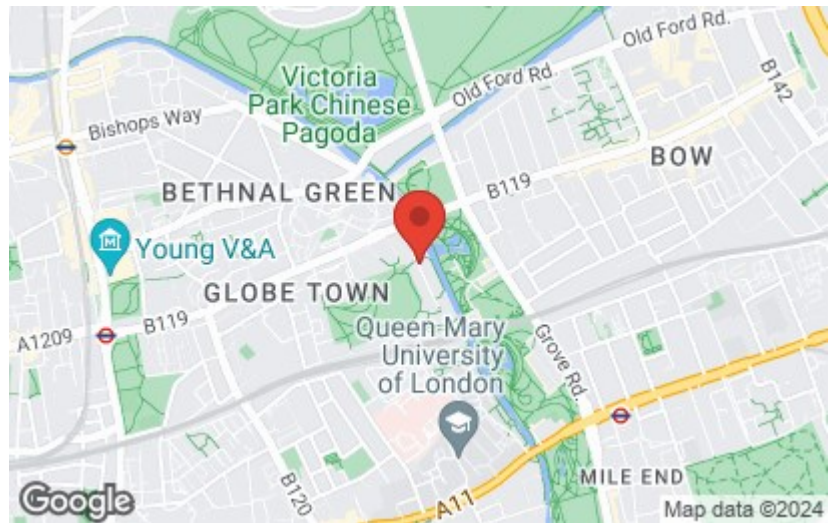
Fifth Floor

Ref

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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83 83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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