



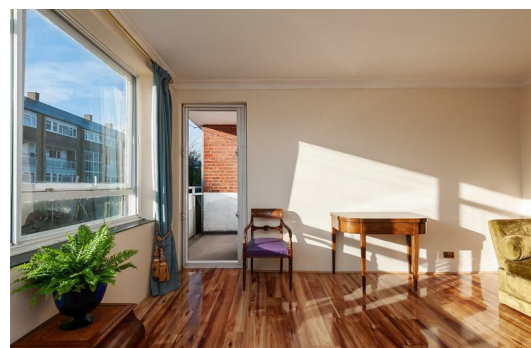
Portelet Road, London, , E1 4EN
£375,000

Elms Estates are delighted to bring to the market For Sale this TWO double bedroom first floor apartment with a balcony.

The property is located on a quite residential street but still within easy reach of good pubic transport links with Stepney Green (Hammersmith & City and District Lines) Tube Station within a short walk along with multiple bus routes in to the City, West End and beyond easily accessible.

Internally the property is presented in good condition with a spacious lounge leading to the balcony, Separate kitchen, Two double bedrooms and a three piece bathroom. Additionally, the property benefits from Double Glazing and Gas Central Heating and there is a communal court-yard to the rear of the building.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Lounge
14'7" x 12'7" (4.45 x 3.86)

Kitchen
10'11" x 8'5" (3.33 x 2.57)

Bedroom One
10'11" x 10'0" (3.33 x 3.07)

Bedroom Two
10'2" x 6'11" (3.12 x 2.13)

Bathroom

Balcony



Pemberton Court, E1
Approximate Gross Internal Area 614 sq. ft - 57 sq. m.



Ground Floor

First Floor

First Floor Flat
Total Floor Area 614 sq. ft. - 57 sq. m. Approx.

For Illustration Purposes Only - Not To Scale.
lpaplus.com

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