

## St. Pauls Way, London, E3 4YJ

**\*\*AVAILABLE FOR STUDENTS OR PROFESSIONALS\*\***

Very generous duplex penthouse apartment with massive terrace in a contemporary development.

The property boasts a dual aspect living room leading onto an impressive terrace ideal for alfresco dining and entertaining guests, a separate modern kitchen with access to an additional terrace, and a stylish family bathroom. Upstairs are the master bedroom ensuite with built-in wardrobe, and a second generous double bedroom.

Council Tax Band D

Please note the living room has been virtually staged.

**£2,700 Per month**

- Generous Penthouse
- Massive Terrace
- Spread Over Two Floors
- Modern Development
- Dual Aspect
- Naturally Bright

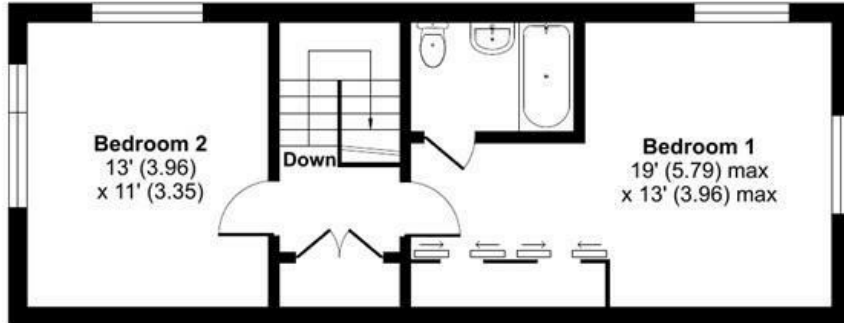
**Alex & Matteo**  
ESTATE AGENTS



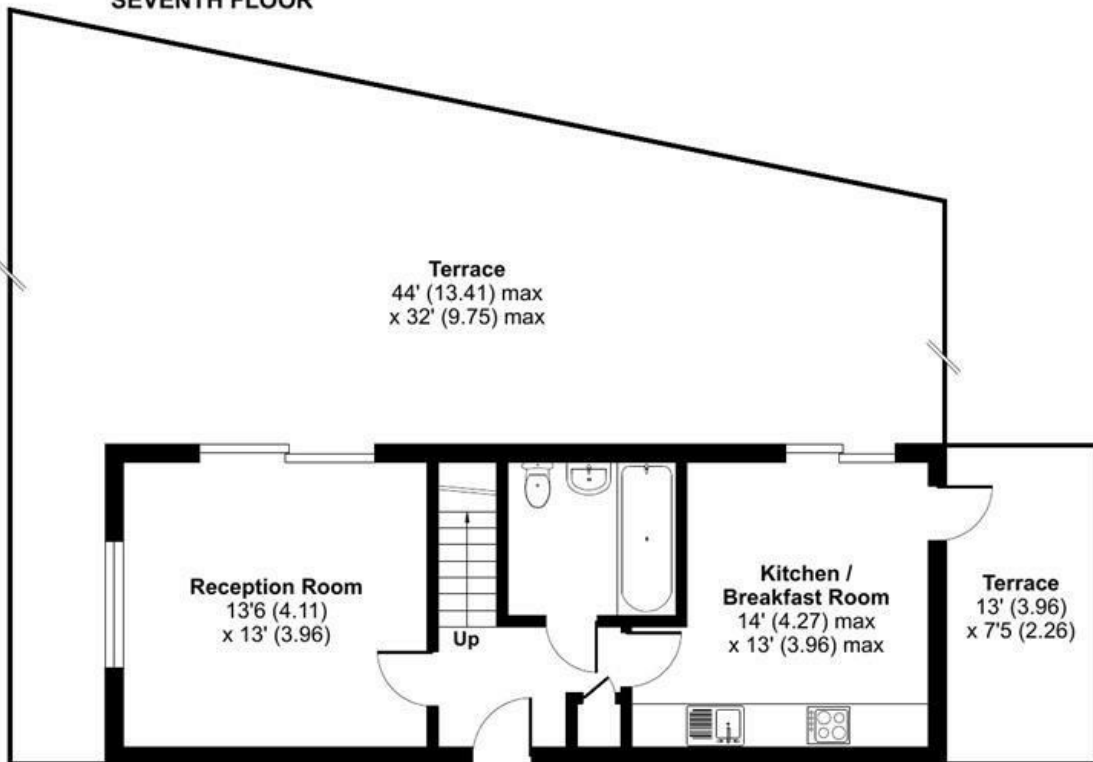
# St. Pauls Way, London, E3

Approximate Area = 954 sq ft / 88.6 sq m

For identification only - Not to scale



SEVENTH FLOOR



SIXTH FLOOR

**Alex & Matteo**  
ESTATE AGENTS



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Alex & Matteo Estate Agents. REF: 1029462

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		