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ASPIRE



## Cadmium Square, London Guide price £700,000

Aspire Estate Agents are proud to introduce this showstopping 15th-floor apartment — a rare opportunity to experience elevated living with panoramic views of London's iconic skyline, right in the heart of vibrant Mile End.

This stunning two double bedroom residence blends sleek, contemporary design with sophisticated finishes throughout. The expansive open-plan layout is bathed in natural light and centred around a high-spec Meile-integrated kitchen, complete with premium quartz worktops and elegant cabinetry. The master suite offers a luxurious private en suite, while a second designer bathroom serves guests and the additional bedroom. Step outside onto your impressive double-width balcony, where you'll enjoy breathtaking, uninterrupted views — from sweeping cityscapes to the nightly spectacle of The Shard lighting up the skyline.

Perfectly positioned, this home is just a short stroll from Victoria Park, Bethnal Green, and Mile End station, offering quick access to the Central, District, and Hammersmith & City lines. Enjoy weekends wandering Regent's Canal, grabbing a flat white from a local artisan coffee shop, or catching up with friends at one of the many independent pubs, eateries, or hidden gems beneath the railway arches. Whether you're commuting, entertaining, or simply unwinding with a view, this is East London living at its most refined.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Reception Room / Living Area: 27'2" x 23'1" (8.28m x 7.04m)

Kitchen: (Open-plan, integrated with reception room)

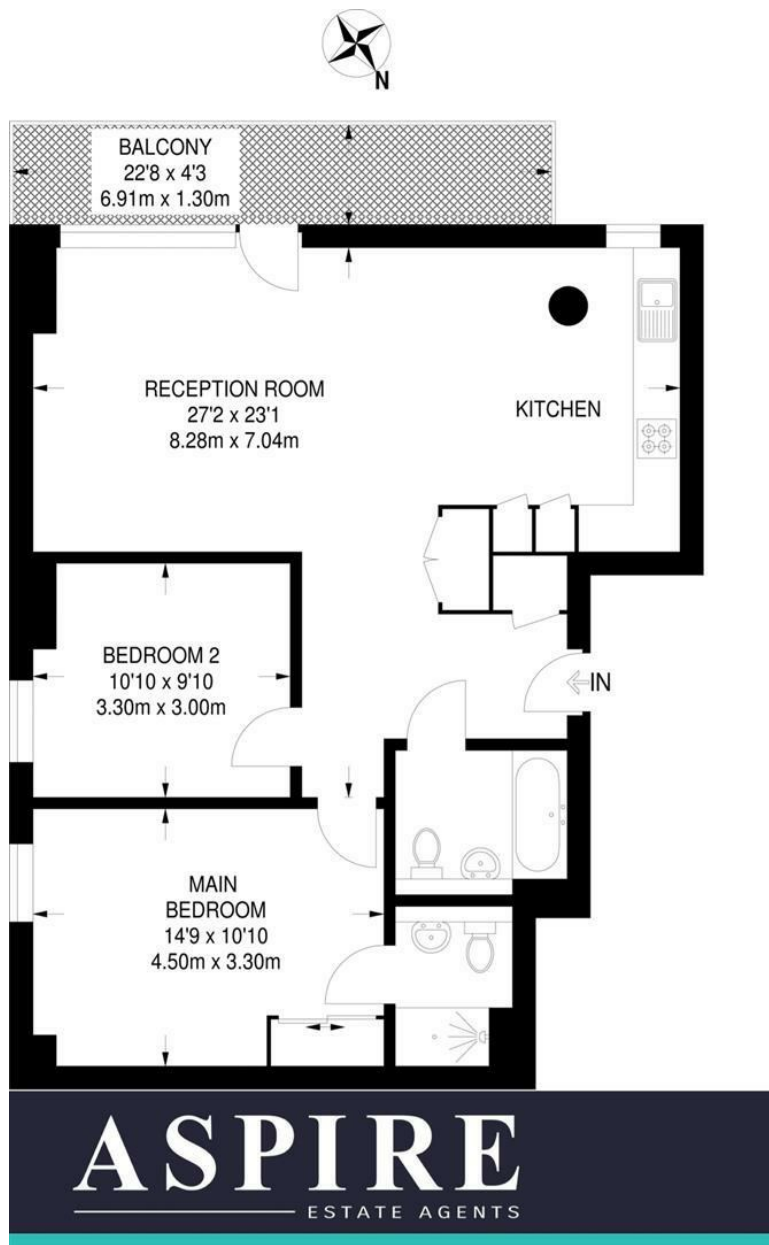
Main Bedroom: 14'9" x 10'10" (4.50m x 3.30m)

Bedroom 2: 10'10" x 9'10" (3.30m x 3.00m)

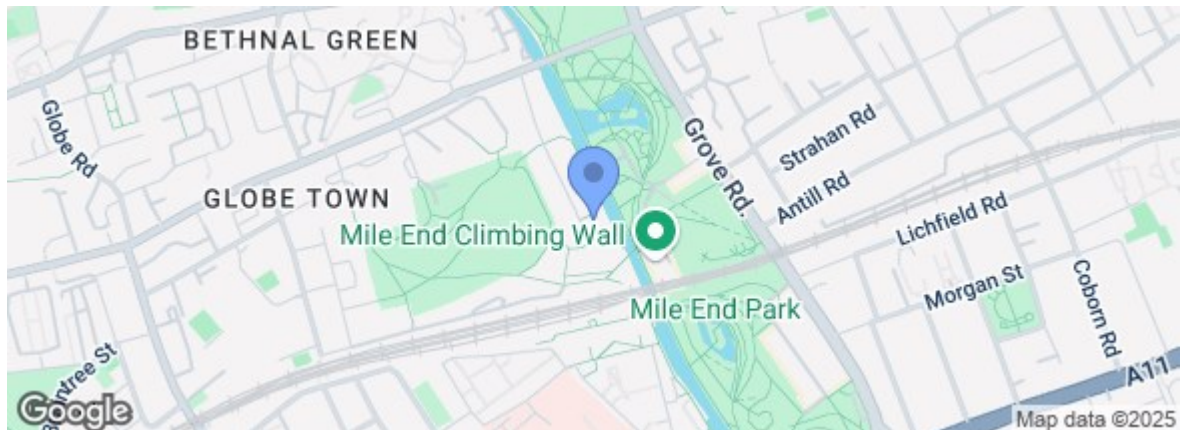
Bathroom

En-Suite

Balcony: 22'8" x 4'3" (6.91m x 1.30m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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			
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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.