



FUSION COURT, 51 SCLATER STREET, LONDON, E1
'OFFERS IN EXCESS OF' £600,000 LEASEHOLD

AN ASTOUNDING ONE BEDROOM ULTRA-MODERN APARTMENT IN THE HIGHLY DESIRABLE FUSION BUILDING.

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DESCRIPTION:

A fantastic double bedroom apartment with private balcony available on the third floor of this modern development. The property comprises a wide entrance hall with large storage cupboard, master bedroom with built in wardrobe, family bathroom with white three-piece suite. Furthermore, there is an open plan kitchen/reception room with built in appliances including; fridge/freezer, washer dryer, dishwasher, electric hob/oven, microwave and beautiful worktops. The flat also benefits from west-facing private balcony which leads off from the living room.

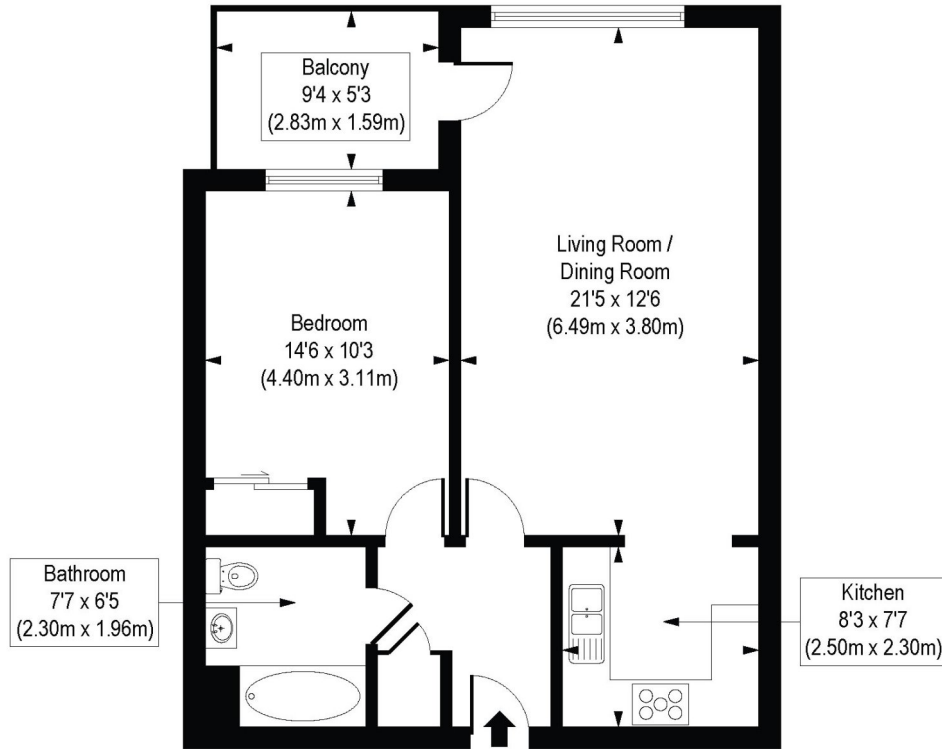
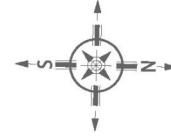
The development features a large communal landscaped roof garden and bicycle storage. Other features of the property include underfloor heating in the bathroom, video entry phone system, Smeg kitchen appliances and luxurious finishing's throughout. Located just off Brick Lane this property is ideally placed with an array of boutique shops, cafes, pop ups, bars and restaurants on your doorstep. Bethnal Green Road, Commercial Street, Spitalfields Market and Columbia Road are also all within easy walking distance putting you right in the centre of everything Shoreditch. Shoreditch High Street station is a short walk away and Liverpool Street and Aldgate East are a short stroll away offering fantastic access across the City.

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Fusion Court, Sclater Street, E1
 Approx. Gross Internal Floor Area 606 sq. ft / 56.26 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A	87	87
(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, Scotland & Wales		EU Directive 2002/91/EC	

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