



COMMERCIAL ROAD, LONDON, LONDON, E1
£325,000 LEASEHOLD

A 529 SQ. FT. ONE DOUBLE BEDROOM APARTMENT WITH PRIVATE BALCONY SOUTH FACING BALCONY

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DESCRIPTION:

A bright and airy one bedroom apartment set across the third floor of a purpose-built block 0.3 miles from Limehouse DLR/ C2C station.

Standing at 529 sq. ft., the property offers a bright reception room that leads to South facing private balcony with leafy views. The separate kitchen offers plenty of worktop space and storage while the good-sized double bedroom benefits from build-in wardrobes. The property is completed with ample storage space, family bathroom fitted with power shower, and a larger than average box room that is currently used as an office space.

The property stands enviably on the fringes of Limehouse and Wapping, E1. For the ease and convenience of commuters, the property lies at 0.3 miles from Limehouse DLR/ C2C Station. Stepney Green Tube Station and Shadwell Overground/DLR are also easily accessible.

Service Charge includes heating.

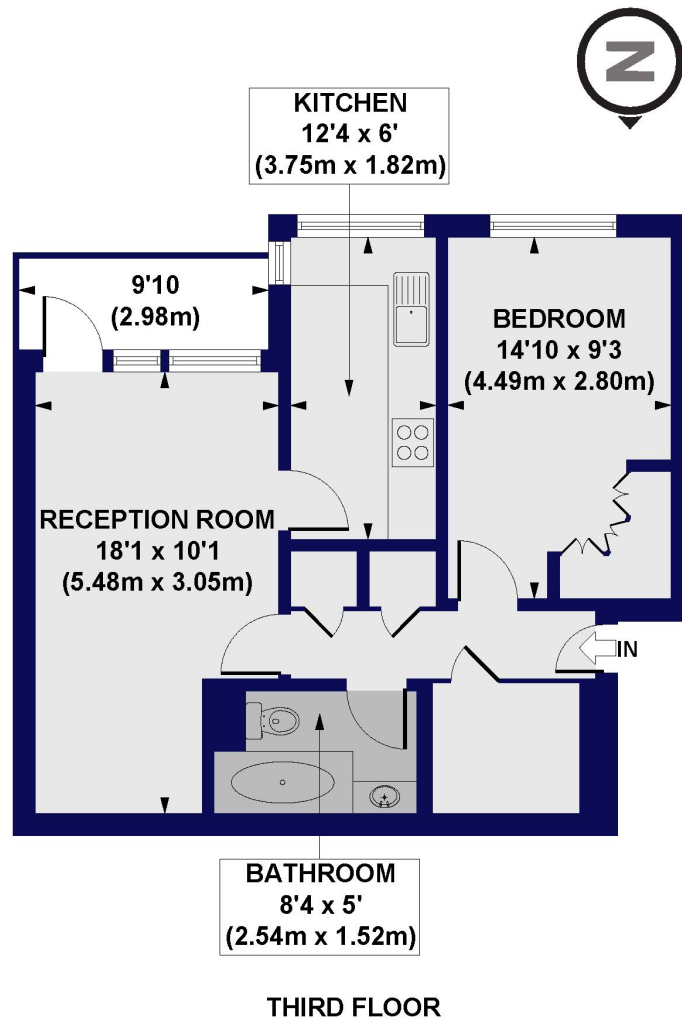
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Commercial Road, E1
 Approx. Gross Internal Floor Area 529 sq. ft / 49.14 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	75
England, Scotland & Wales	EU Directive 2002/91/EC

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