



NEW ROAD, LONDON, E1  
**£450,000 LEASEHOLD**

## FANTASTIC TWO DOUBLE BEDROOM APARTMENT WITH PRIVATE WEST FACING BALCONY IN A GATED DEVELOPMENT

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## DESCRIPTION:

A beautifully presented two near equal double bedrooms apartment tucked away in a quiet, peaceful and secure gated development that is stone's throw away from the Whitechapel Station.

Located on the 1st floor of the development, this apartment spans 629 sq. ft which comprises of a spacious and bright open-plan living room/ kitchen that leads to a private balcony through the west facing French doors. The apartment also offers a modern fitted three-piece bathroom suite, and two near-equal well-proportioned bedrooms with the principal bedroom fitting a king size bed.

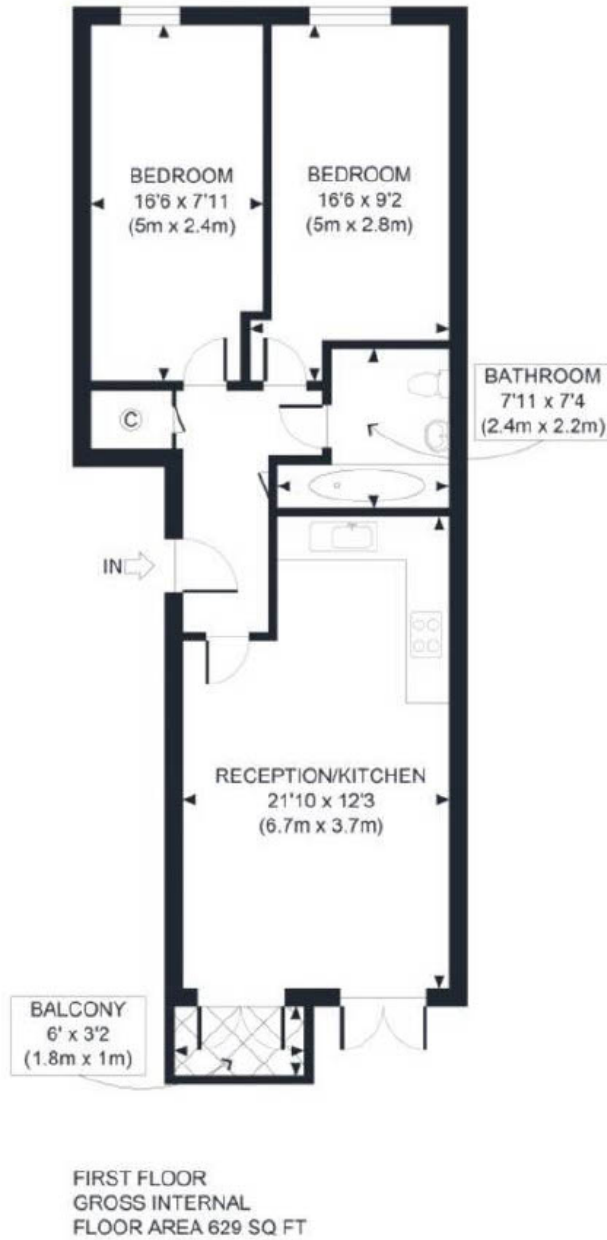
The property is in an enviable location being a stone's throw from Whitechapel Station (Elizabeth line, Crossrail, Overground, District, Hammersmith & City lines). You are also within a short distance of Bethnal Green (Central line and Overground), Aldgate and Aldgate East underground stations and Shadwell DLR, providing unrivalled access across the City and beyond. In addition, you have a vast range of local amenities on your doorstep including Brick Lane, Spitalfields and Whitechapel markets with an abundance of shops, cafes, pubs and restaurants, as well as a Sainsbury's Superstore.

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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			
(92)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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