

COLEFAX BUILDING, PLUMBERS ROW, LONDON, E1
£625,000 LEASEHOLD

STYLISH TWO BEDROOM TWO BATHROOM APARTMENT ON THE CITY FRINGE

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DESCRIPTION:

Spanning at 820sqft is this fantastic two-double bedroom/two-bathroom first floor City apartment that opens directly onto an oasis of a communal courtyard. The apartment was built in 2012 and was originally marketed as the Aldgate Lofts. It indeed does still have a loft feel.

The property comprises entrance hall that leads to bright living room/diner with double doors that open onto the courtyard terrace, open plan kitchen, built in appliances including electric hob, fridge/ freezer and dishwasher, two equal size double bedrooms, family bathroom, ensuite bathroom, both with underfloor heating, and hardwood flooring throughout the hallway, living room and kitchen. The apartment is wired to allow an integrated music system with ceiling speakers. There is no onward chain.

The property is part of Aldgate Triangle Development which offers 24-hour concierge, roof top access, CCTV monitoring, secure fob entry, and free use of a gym and sauna facilities included in the service charge.

Situated near Aldgate East station, the property offers numerous transport options. Aldgate, Aldgate East and Whitechapel (Elizabeth Line) underground stations are all within close proximity. There is also a wealth of local amenities on your doorstep including Brick Lane and Spitalfields markets with their boutique shops, cafes, bars and restaurants.

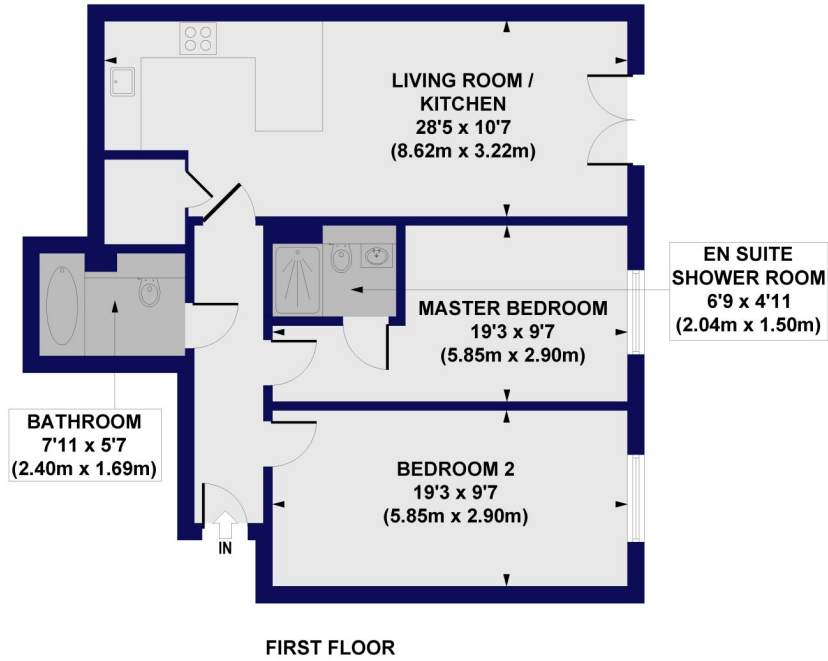
Service Charge = Approx. £1,600pa, inclusive of water and sinking fund.

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Colefax Building, Plumbers Row, E1
Approx. Gross Internal Floor Area 820 sq. ft / 76.18 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			
(92-100) A			
(81-91) B		84	86
(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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