

**WILSON TOWER, CHRISTIAN STREET, LONDON, E1
OFFERS IN EXCESS OF £425,000 LEASEHOLD**

**LOCATED IN THE HEART OF E1, A FANTASTIC
OPPORTUNITY TO BUY A TWO BEDROOM
PROPERTY**

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DESCRIPTION:

Set in the heart of E1, is this spacious, well-proportioned apartment located on the second floor, set out over 708sqft. Sold with no onward chain, this is a fantastic opportunity for a first-time buyer or investor to purchase a two double bedroom property in central London.

The development benefits from concierge and a communal gym, and is within 0.4 miles of Shadwell, 0.5 miles to Aldgate East and 0.6 miles of Tower Hill so ideal for commuters or those working in the city. Within half a mile of St Katherine Docks, a perfect place to enjoy the shops and eateries and walks along the river.

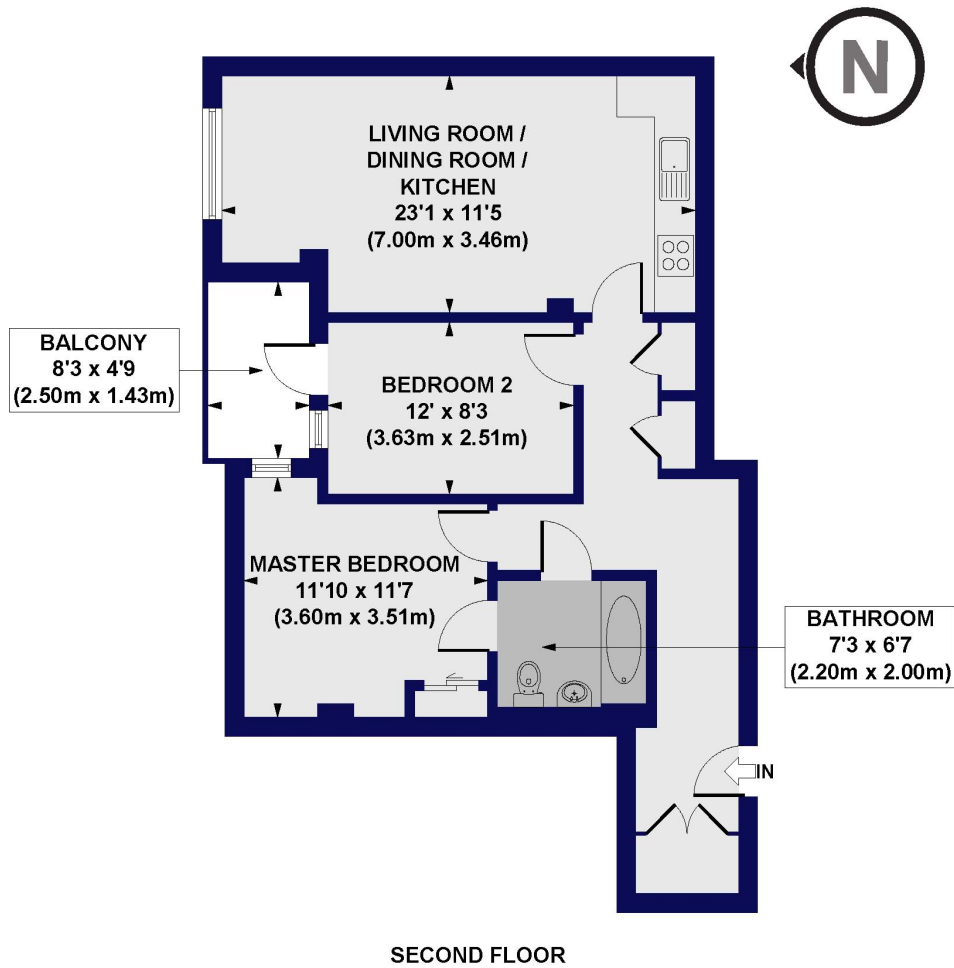
The property comprises of an entrance which provides access to a storage cupboard, three-piece bathroom suite, two double bedrooms which provides access to the balcony. There are two further storage cupboards and an open-plan kitchen/dining/living room.

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Wilson Tower, Christian Street, E1
Approx. Gross Internal Floor Area 708 sq. ft / 65.80 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)	A		
(81-91)	B	85	85
(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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