

SKETCH APARTMENTS, LONDON, E1

A superb dual aspect apartment offered with no upper chain on the 5th floor of a modern new build block. Benefiting from a large balcony offering views of the City to the West and Canary Wharf to the East.

The apartment comprises a spacious, open plan kitchen/reception room with a high spec modern kitchen, wooden flooring, full length windows and balcony doors to allow for maximum light to flow throughout the room. The apartment also benefits from two spacious double bedrooms, with an en suite and fitted wardrobes to the master bedroom, as well as a separate, modern, three piece bathroom suite. The development is finished to an extremely high standard with communal gardens, secure video entry phone system and lift access.

Sketch Apartments is ideally located with easy access to The Royal London Hospital, Barts and The London School of Medicine and Dentistry, Queen Mary University, Brick Lane Market, Spitalfields Market, Columbia Road Flower Market, Stepney Green Farm, Mile End Park, Victoria Park and the historic St Dunstan and All Saints Church. There are also several local amenities located nearby including bars, cafés, restaurants, pubs and shopping facilities.

Two bedrooms | Two bathrooms | Open-plan kitchen / diner / living room | One balcony

Price: £525,000 Subject to Contract

Tenure: Leasehold - Length 241 years

Service Charge: £2,000 per annum

Ground Rent: £250 per annum

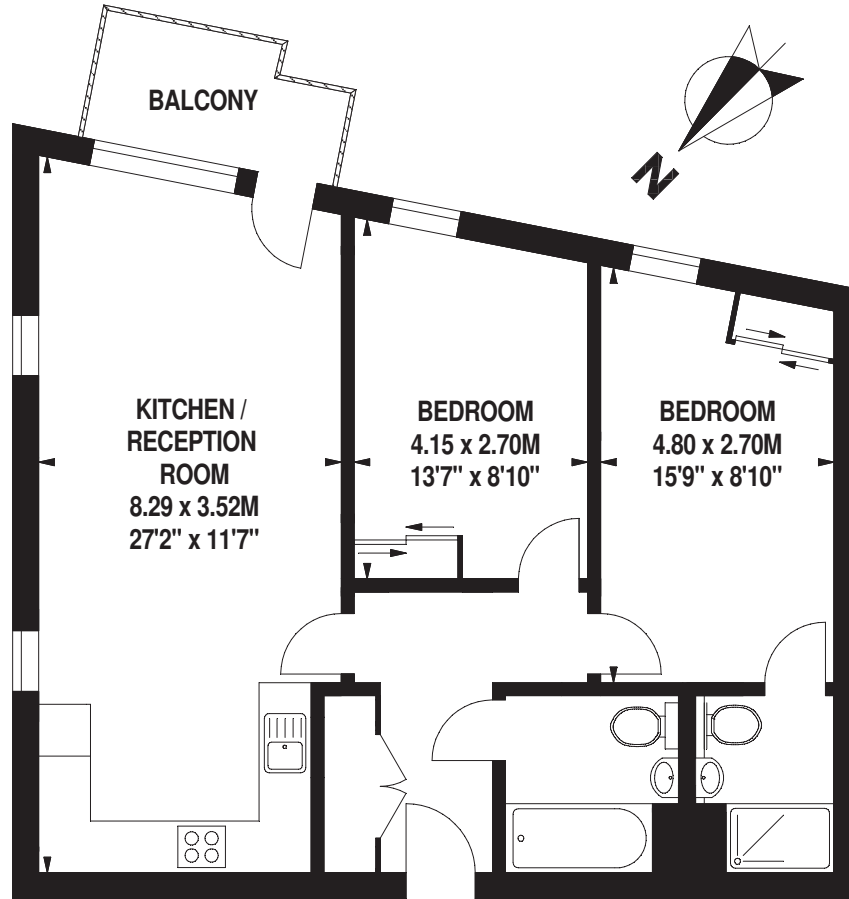
EPC Rating: C

Local Authority: Tower Hamlets

Viewing: Strictly by appointment with GC Property London



Total gross internal area
732 sq ft (68 sq m)



Fifth Floor



Energy Efficiency Rating		Current	Potential
100-91	A		
91-81	B		
81-65	C	76	76
65-55	D		
55-49	E		
49-41	F		
41-35	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales



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