



**Fletcher Street, E1 8GN**  
**Asking Price £575,000**

**coopers**  
OF LONDON EST. 1986

# Fletcher Street, E1

- Two bed, two bath apartment
- Modern development
- Large balcony
- 113 Years Remaining
- 786 SQFT

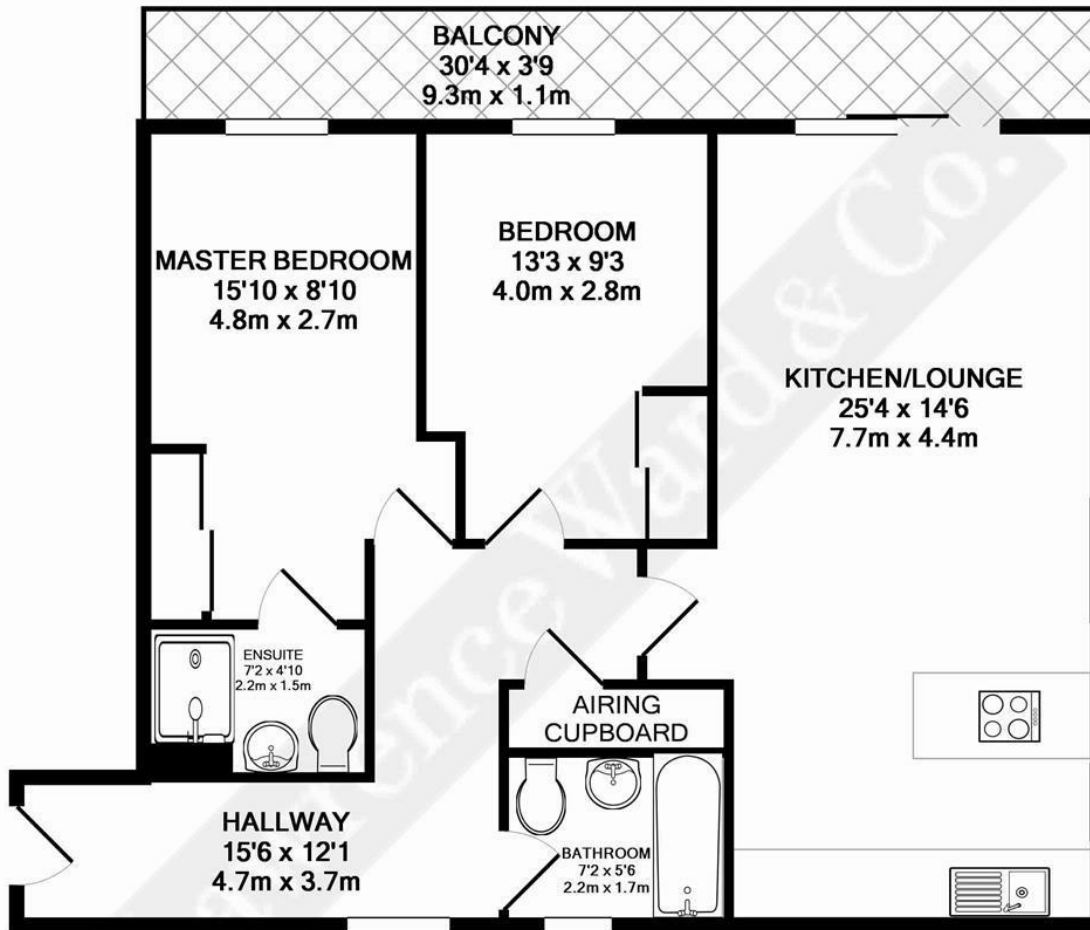
Coopers Of London are excited to present this spacious two bedroom apartment set in a modern purpose built development just a short walk from the heart of Aldgate.

This flat situated on the second floor is comprised of a spacious living area, open plan kitchen to a connected balcony, two generous double bedrooms, one master bedroom with en-suite bathroom as well as ample storage space.

This property is sold as leasehold with no onward chain.







TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	84
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

### Viewing

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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