



Cable Street, E1 8NU  
Asking Price £535,000

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# Cable Street, E1

- Excellent condition two double bedroom fifth floor apartment
- Circa 800 square feet
- Large private south facing balcony
- Bright and spacious throughout
- Generous storage capacity
- No onward chain

The apartment features a large private south facing balcony – with stunning panoramic views over London which reach as far as the iconic Crystal Palace transmitting tower and beyond.

Further benefits include an incredibly spacious and airy open-plan living area, en suite to Master Bedroom, secured entrance via intercom system, lift access and ample storage capacity in the form of fitted wardrobes in both bedrooms and various other built-in cupboards and units.

No onward chain

## Location

Situated on the fringes of the City of London, the property stands enviably in the heart of the E1 postcode district.

0.5 miles from Tower Hill Tube Station. Shadwell DLR/Overground station is even closer, at only approx' 0.25 miles away, with Canary Wharf station only 3 stops away.

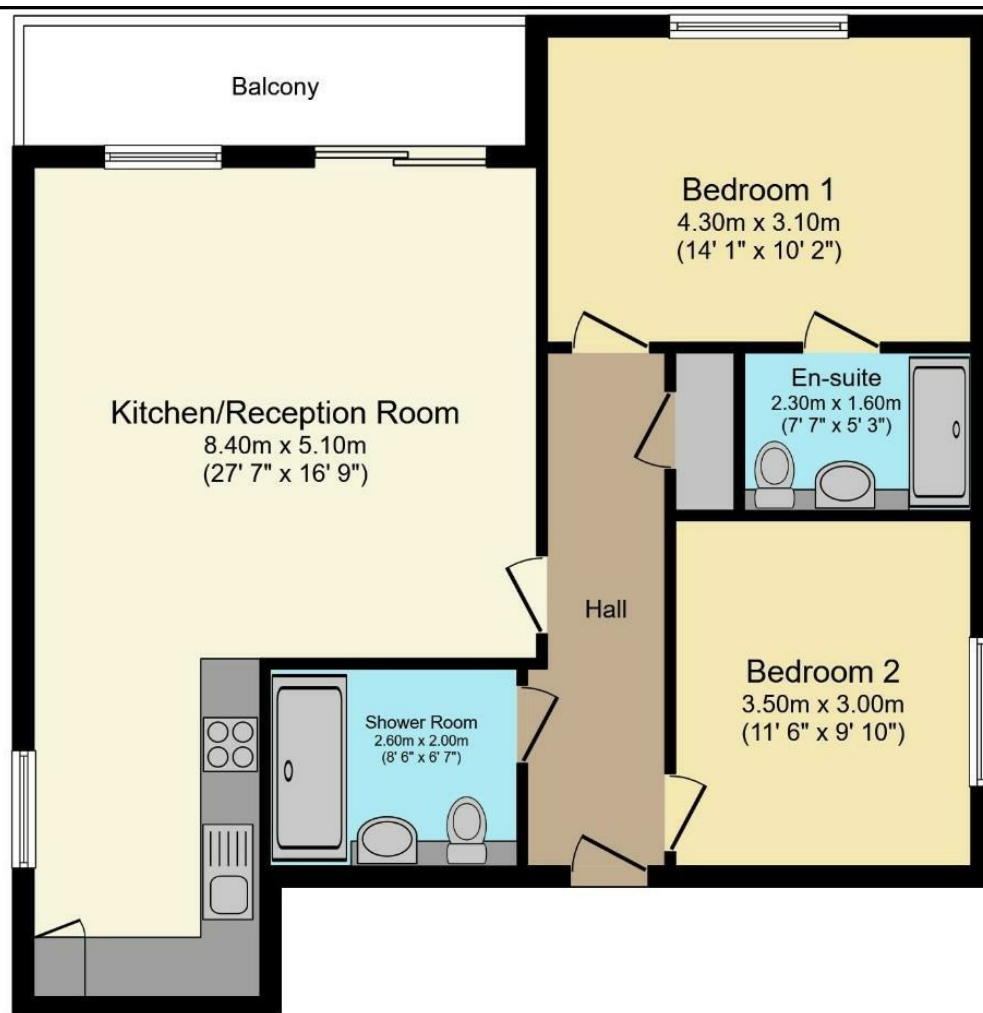
0.7 miles Elizabeth Line to nearby Whitechapel promises to make access to Central London and Heathrow Airport even speedier!

Wapping & Tower Hill are just a virtual stone's throw away - Historic St Katherine Docks, Waitrose supermarket in addition to a fine array of charming pubs and contemporary style restaurants and coffee houses both on Wapping High Street and St Katherine's Dock itself are also literally on the doorstep. A short stroll up the nearby Thames-side promenade takes you to Tower Bridge and across to Shad Thames and Bermondsey.









Total floor area 76.0 sq.m. (818 sq.ft.) approx

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## Viewing

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

**0207 580 9658**

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