



Fletcher Street, E1 8GN  
Asking Price £515,000

coopers  
OF LONDON  
EST. 1986

# Fletcher Street, E1

- Two bedroom apartment
- Two bathroom
- Open plan kitchen
- Large balcony
- Close to the city
- Underfloor heating
- Chain free

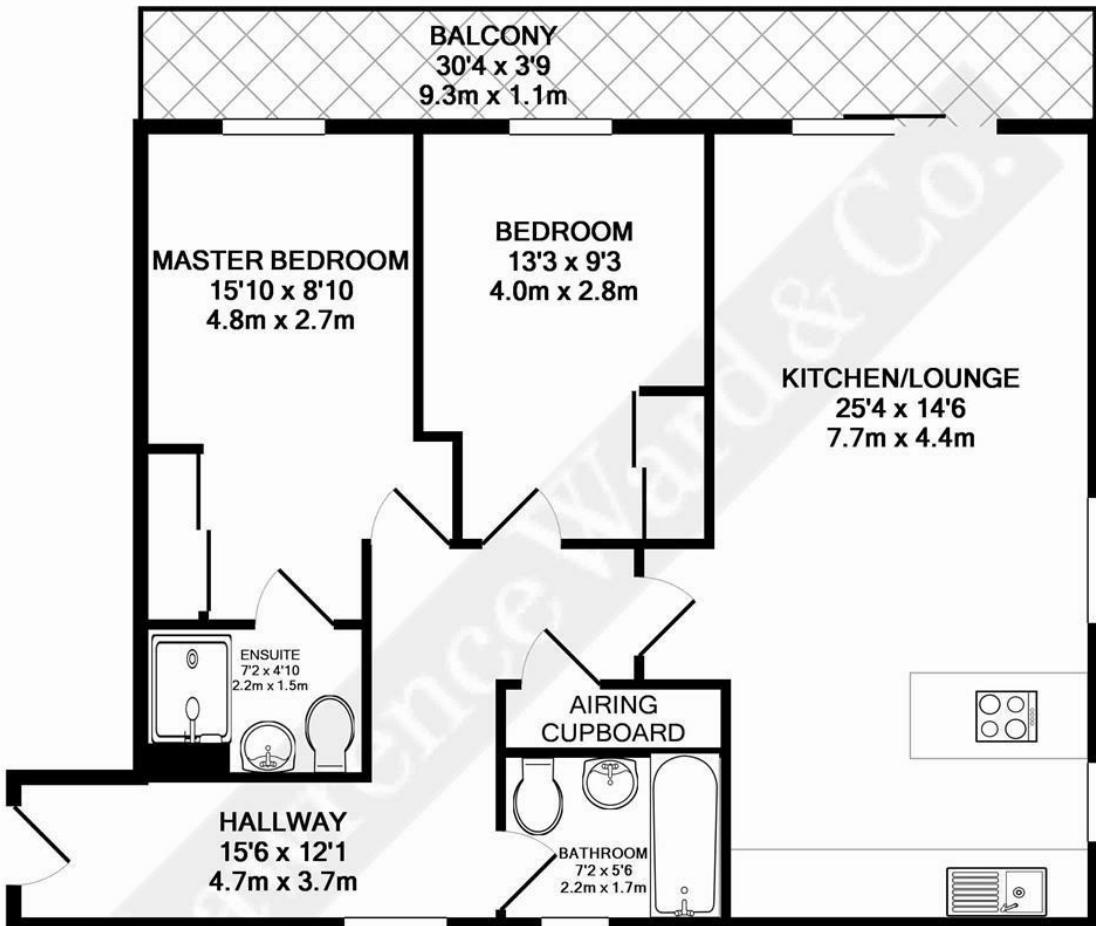
**Coopers Of London are excited to present this spacious two bedroom apartment set in a modern purpose built development just a short walk from the heart of Aldgate.**

**This flat situated on the first 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

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

## Viewing

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

**0207 580 9658**

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