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today on 01268 777400**



## **Cadmium Square, London Guide price £700,000**

Aspire Estate Agents are proud to introduce this showstopping 15th-floor apartment — a rare opportunity to experience elevated living with panoramic views of London's iconic skyline, right in the heart of vibrant Mile End.

This stunning two double bedroom residence blends sleek, contemporary design with sophisticated finishes throughout. The expansive open-plan layout is bathed in natural light and centred around a high-spec AEG-integrated kitchen, complete with premium quartz worktops and elegant cabinetry. The master suite boasts a luxurious private en suite, while a second designer bathroom serves guests and the additional bedroom. For year-round comfort, the apartment also benefits from air conditioning throughout.

Step outside onto your impressive double-width balcony, where you'll enjoy breathtaking, uninterrupted skyline views — from sweeping cityscapes to the shimmering lights of The Shard each evening. The property also includes a secure underground, owned parking space — a rare and valuable asset in this central location.

Perfectly positioned, this home is just a short stroll from Victoria Park, Bethnal Green, and Mile End station, offering fast access to the Central, District, and Hammersmith & City lines. Spend your weekends wandering Regent's Canal, enjoying local artisan coffee shops, independent pubs, and vibrant eateries tucked beneath the railway arches. Whether you're commuting, entertaining, or simply unwinding with a view, this is East London living at its most refined.

Reception Room / Living Area: 27'2" x 23'1" (8.28m x 7.04m)

Kitchen: (Open-plan, integrated with reception room)

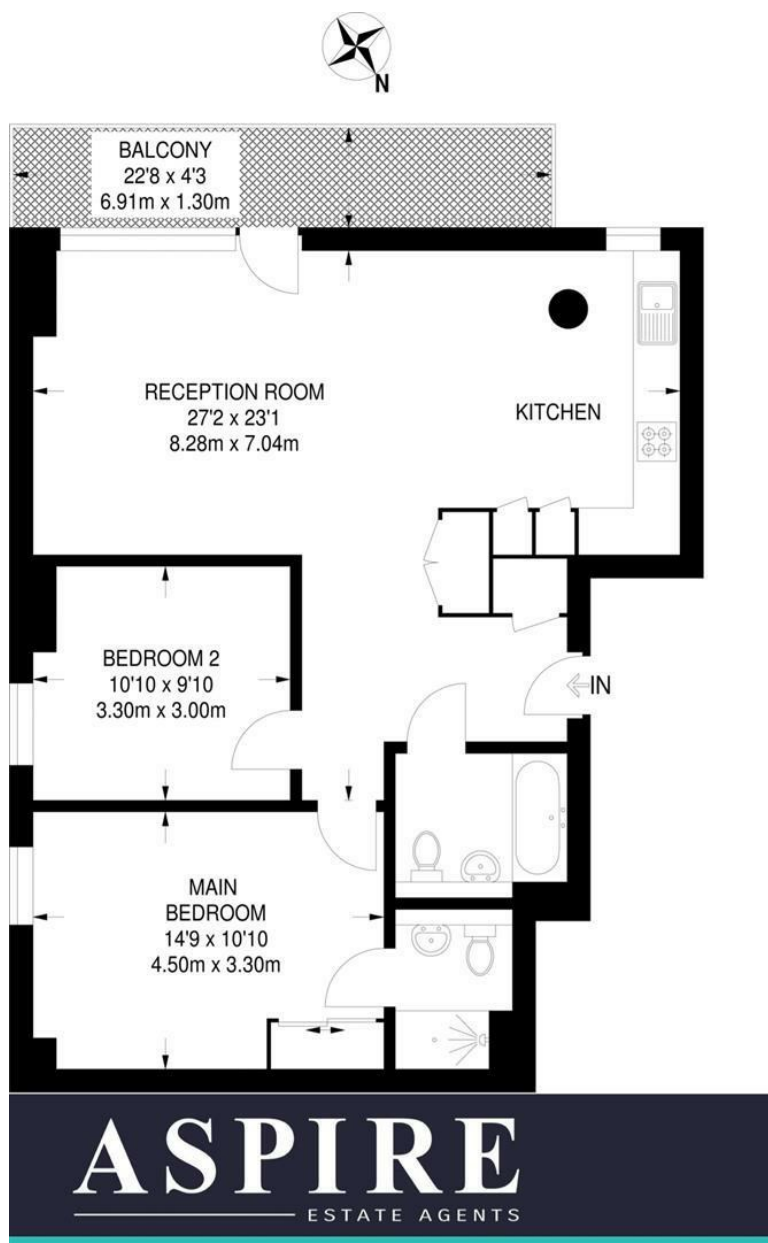
Main Bedroom: 14'9" x 10'10" (4.50m x 3.30m)

Bedroom 2: 10'10" x 9'10" (3.30m x 3.00m)

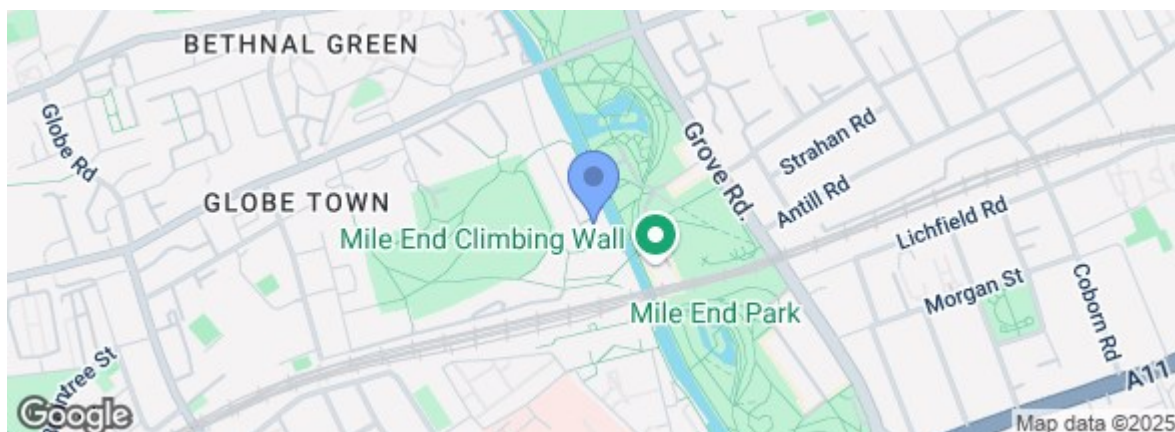
Bathroom

En-Suite

Balcony: 22'8" x 4'3" (6.91m x 1.30m)



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  | 85                      | 85        |
| (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 |           |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.