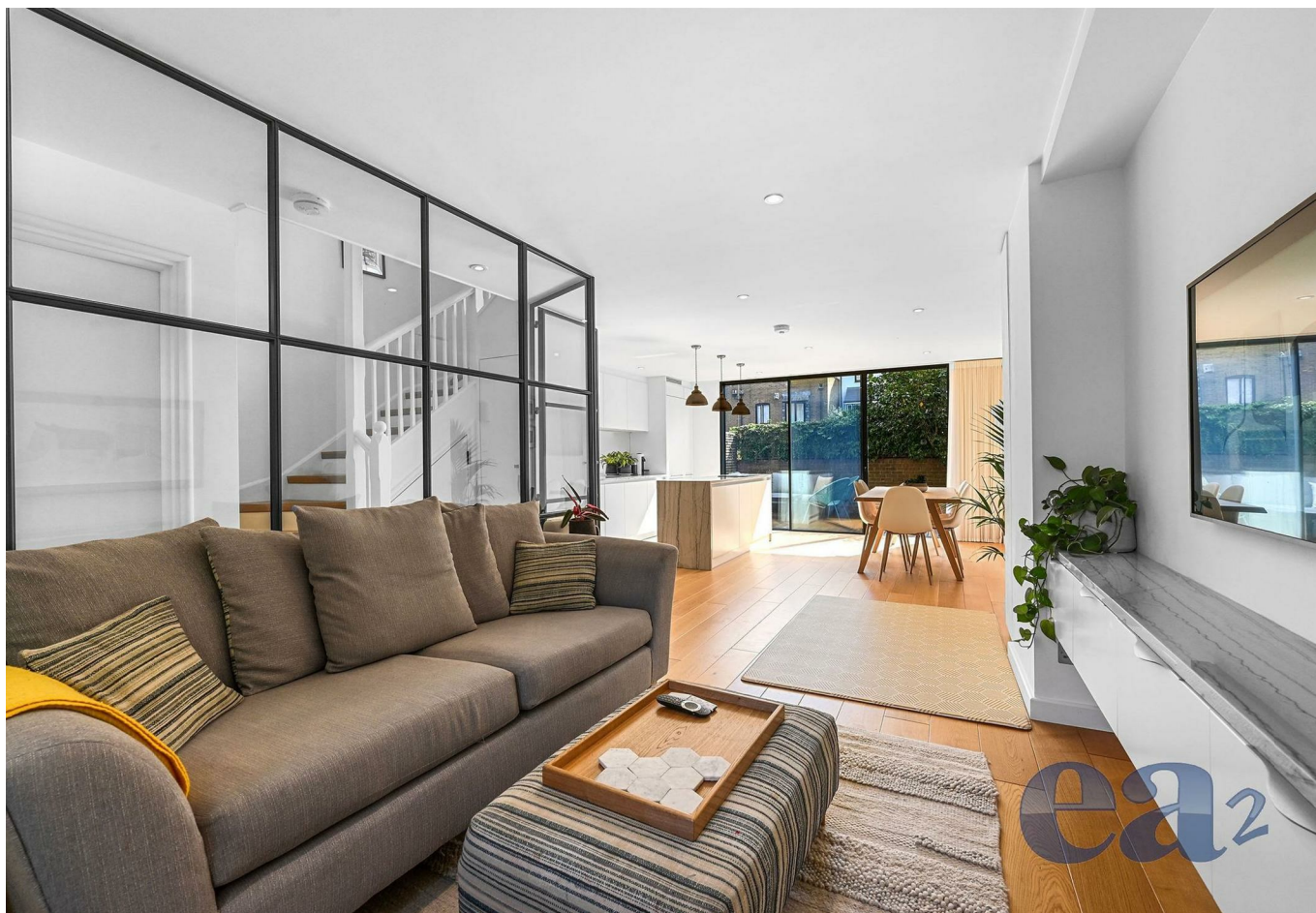




ea²

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35a Wapping High Street, Wapping, London E1W 1NR



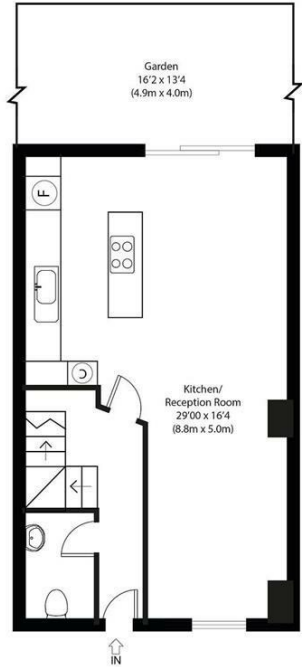
Mace Close
London, E1W

- Immaculately Presented
- Three Bedroom Townhouse
- All Bedrooms with En-Suites & Ground Floor WC
- Modern Kitchen with Neff Appliances
- Utility Area

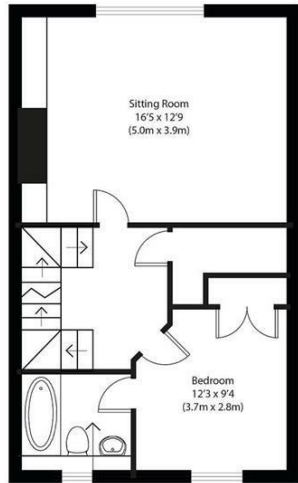
£1,350,000

Approximate Gross Internal Area
1445 sq ft (132 sq m)

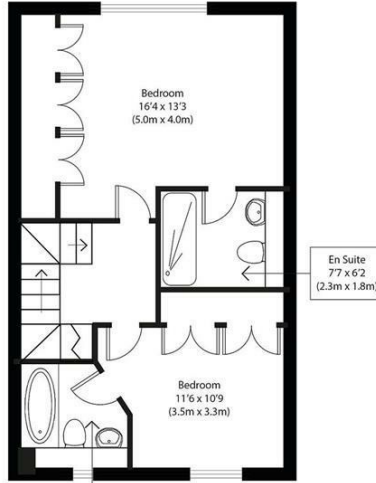
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to double check the floor plan accuracy and completeness, you as your advisors should conduct a careful, independent investigation of the property in respect of accurate valuation.



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ea2 Ltd have prepared these sales particulars as a general guide only. ea2 Ltd have not carried out a detailed survey, nor tested any services, appliances or fittings. Information regarding the length of lease, ground rent and service charge is provided by the seller and believed to be correct. Any purchaser is strongly advised to obtain verification from their legal advisor or surveyor.