



## Flat 16 Walford House, Cannon Street Road, London, E1 1QL

City Realtor are proud to present to the market this stunning 4 bedroom with NO lounge flat located around the corner from 3 prime areas, Shadwell, Aldgate & Whitechapel.

This property will be fully furnished as you can see in the pictures. The property boasts 4 spacious double bedrooms, a fully fitted kitchen with all white appliances and a fully fitted bathroom making this the ideal accommodation for sharers and students.

The property is close to Commercial Road and Whitechapel Road where you can find a phenomenal amount of local amenities you need, e.g. restaurants, supermarkets, bank and post office etc.

- 4 LARGE DOUBLE BEDROOMS
- NO LOUNGE
- BEAUTIFUL BALCONY
- FULLY FURNISHED
- CLOSE TO SHADEWELL OVERGROUND & DLR STATION
- STUDENT FRIENDLY
- SAFE & SECURE
- WALKING DISTANCE TO ALDGATE EAST STATION

**£3,200 Per month\* Fees Apply**

# Walford House



Total Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

| 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 |  |                         |           |
|   |  | 68                      | 80        |
| England & Wales                             |  | 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 |  |                         |           |
|   |  | 67                      | 83        |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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