# 2 Eden Place

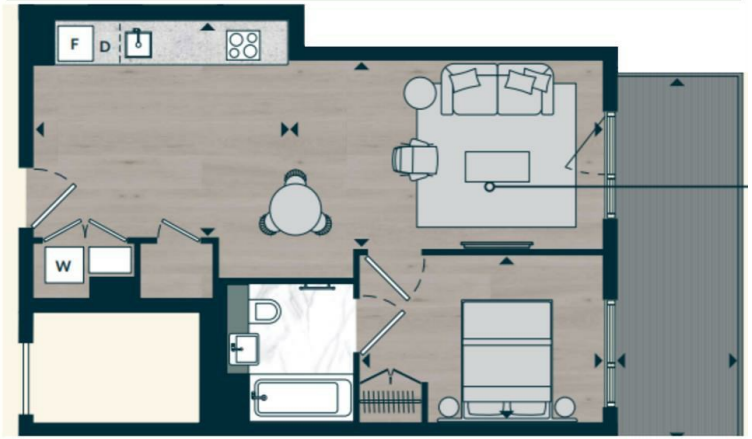
, London E16 1JN

- 1 Bedroom 1 Bathroom
- Spacious open-plan living and dining area
- Fully fitted modern kitchen includes integrated appliances
- Underfloor heating
- Concierge
- Gym
- Landscaped communal courtyard
- Custom House Station (Elizabeth Line)
- EPC-B
- CTB-D

## £2,000 Per Month

Local Authority **Newham**
Council Tax Band **D**
EPC Rating **B**

| C5 01 05 [ONE-BEDROOM APARTMENT] | | |
|---|---|---|
| Total area | 668.4 SQ FT | 62.1 SQ M |
| Internal area | 554.3 SQ FT | 51.5 SQ M |
| External area | 114.1 SQ FT | 10.6 SQ M |
| Living area | 16'8" x 10'0" | 5098 mm x 3045 mm |
| Kitchen / Dining area | 13'9" x 11'5" | 4195 mm x 3500 mm |
| Bedroom | 12'10" x 9'0" | 3915 mm x 2750 mm |
| Terrace | 5'10" x 20'3" | 1800 mm x 6138 mm |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.