

## CABLE STREET, LONDON, E1

£325,000

Goldman Greg are delight to present this bright second floor studio apartment within a sought after modern development built by Telford Homes in 2012.

The accommodation is deceptively spacious and immaculately presented offering floor to ceiling windows, a separate sleeping area and a private balcony. Benefits include engineered wood laminate flooring, granite worktops, secure entry phone system and a decked west-facing balcony. An in-building secured bike shed is also available.

This is perfectly located along Cycle Superhighway 3 (Barking - Tower Gateway) that runs through Cable Street. The location boasts easy access to a wealth of amenities and transport links for quick access to the City and London's famous heritage sights such as Tower Bridge and Tobacco Dock. Shadwell, Tower Hill and Tower Gateway stations all moments away.

Ideal as a first-time buy, pied-a-terre or buy-to-let, this is a highly affordable addition to the local property market.



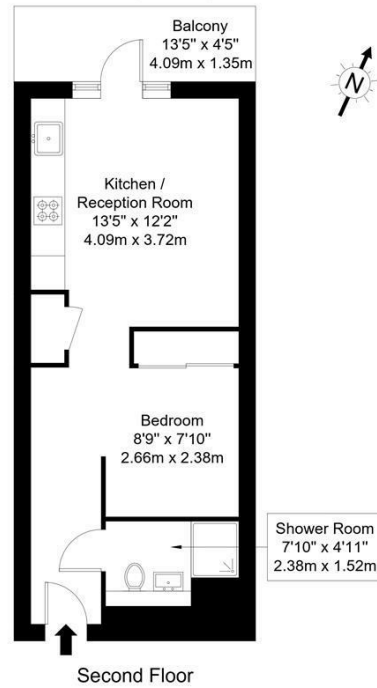
Goldman Greg

## Cable Street, E1 0EY

Approx Gross Internal Area = 35 sq m / 377 sq ft

Balcony = 5.8 sq m / 62 sq ft

Total = 40.8 sq m / 439 sq ft

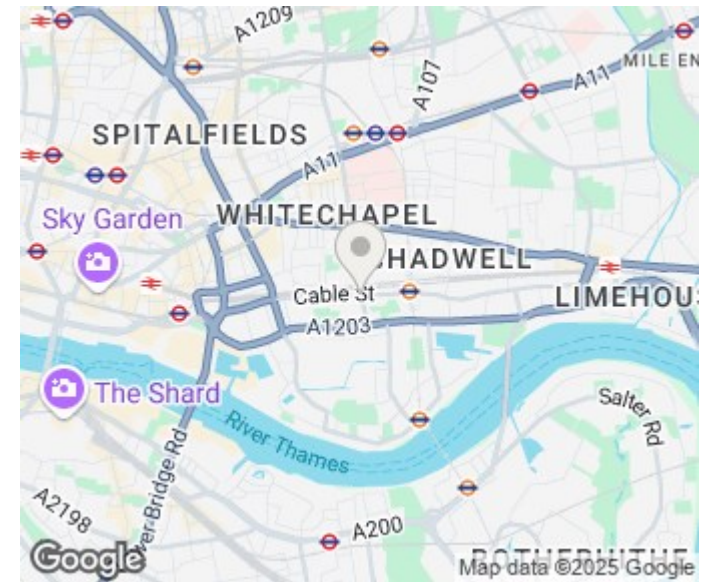


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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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	

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

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