



## CONSTANTINE COURT, FAIRCLOUGH STREET, E1

£1,650 PER CALENDAR

\* VIRTUAL TOUR AVAILABLE \* Goldman Greg are delighted to offer this unique one bedroom basement apartment located within Constantine Court, Fairclough Street, E1.

This apartment benefits from being 1115 sq ft in total with a huge open plan living space, a brand new fully fitted kitchen and there's also an additional sleeping area with windows letting natural light in.

Fairclough Street is located within easy access to a choice of stations all within less than half a mile including Aldgate and Aldgate East and Tower Gateway Stations. You will also find plenty of local shop and amenities all within a very short walk.

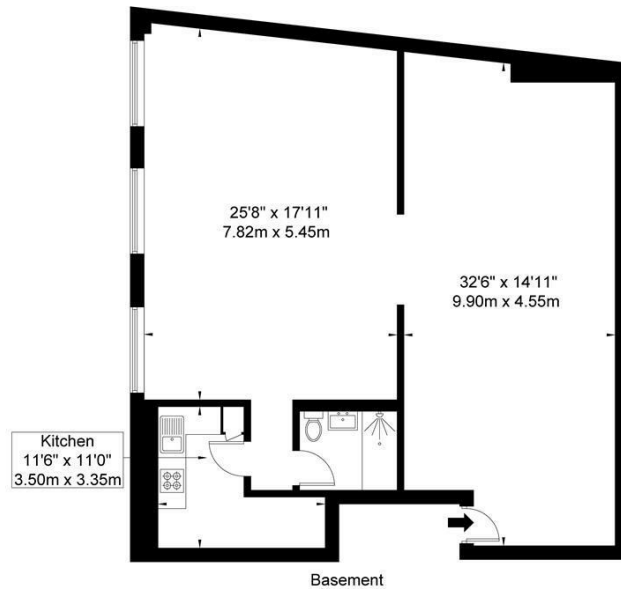
Available from the 25th January 2025 and early viewings are highly recommended.



Goldman Greg

## Constantine Court Fairclough Street E1 1PW

Approx Gross Internal Area = 103.6 sq m / 1115 sq ft



Ref

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PLAN**

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. 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>                            |                            |           |
| (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<br>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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