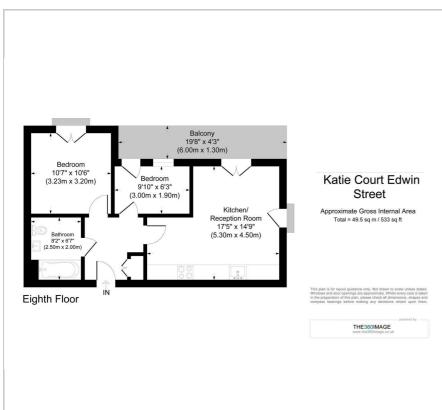
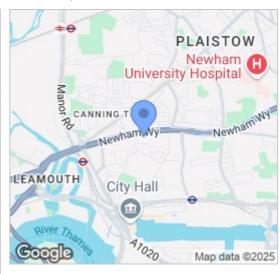
## Settle

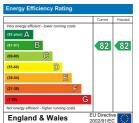


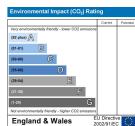
Floor Plan Area Map





## **Energy Efficiency Graph**





## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious Two-Bedroom Flat
- Private Balcony
- Secure Building with Intercom = Part Funirshed Video Entry
- Available Mid May
- 8th Floor with Lift Access
- Council Tax Band C
- EPC Rating B
- Walking Distance to Tube and DLR 533 SQ Ft 49.5 SQ M

Stn Floor with Lift Access

A Modern 8th Floor Apartment in a Stylish Residential Development,

This beautifully presented two-bedroom flat offers contemporary living in one of East London's most exciting locations. The property features a bright and spacious open-plan kitchen and living area, finished to a high standard and perfect for both relaxing and entertaining. Floor-to-ceiling windows allow natural light to flood the space, while direct access to a private balcony—servicing all rooms—creates a seamless indoor-outdoor feel. The primary bedroom is generously sized, complete with built-in wardrobes for convenient storage. The second bedroom offers flexibility and is ideal as a home office, nursery, or guest room. A sleek, modern three-piece bathroom, ample storage space in the hallway, and an intercom phone entry system further enhance the functionality and comfort of this well-designed home.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.