



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Superb one bedroom apartment with a residents' roof terrace, gym, 24-hour concierge and a private parking space. Located in Zone 1, close to Liverpool Street and Shoreditch.

COLEFAX BUILDING, PLUMBER'S ROW, E1
£395,000

A modern one-bedroom apartment with gym, concierge, roof terrace, and private parking in a central London location.

This superb apartment is located on the fifth floor of a sought-after development, presents an excellent opportunity for homebuyers or investors.

The entrance hall leads to a bright living/reception room with space to work from home. A separate kitchen offers good storage and an integrated fridge/freezer, dishwasher, washing machine, oven and hob. The comfortable double bedroom includes built-in storage and dressing area. The bathroom is equipped with a shower and a bath and further storage.

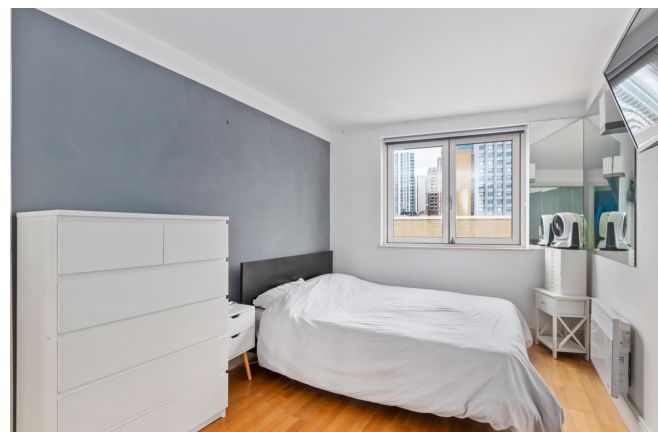
Residents benefit from on-site amenities, including a communal roof terrace, 24/7 concierge service and security, residents' gym, private parking, and lift access. The property also offers low running costs with a high energy efficiency rating, and Hyperoptic fibre broadband.

Excellent location inside Zone 1 and minutes away from Aldgate East Tube Station. Liverpool Street Station and Shoreditch High Street (TFL Overground) are also within short walking distance.

Service Charge: £2,300 per annum

Ground Rent: £150 per annum

Leasehold: 100 Years Remaining

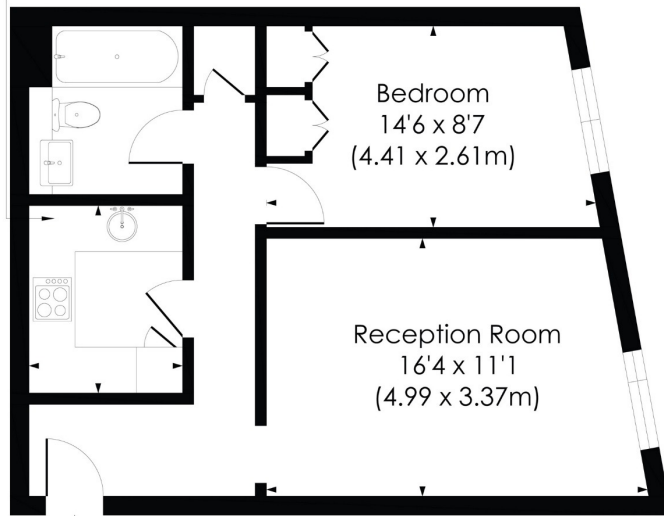




Approx. Gross Internal Floor Area
512 Sq. ft/47.52 Sq. m



Kitchen
8'0 x 6'7
(2.45 x 2.00m)



FIFTH FLOOR

This floor plan has been prepared for the purpose of illustration only in accordance with latest RICS code of measuring practise and is not for scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement. Copyright © Pixangle.

Colefax Building, E1

- Fifth Floor One Bedroom Apartment
- A Short Walk from Liverpool Street and the City
- Residents' Only Gym and Communal Roof Terrace
- Lift Access with 24/7 Security and Concierge
- Apartment includes Private Underground Parking Space
- Highly Rated for Energy Efficiency
- In Person and Virtual Viewings Available



512 sq ft | 47.52 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) 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		
	72	80

Energy Rating: C

Council Tax Band: C

Service Charge: £2,300pa

Ground Rent: £150pa

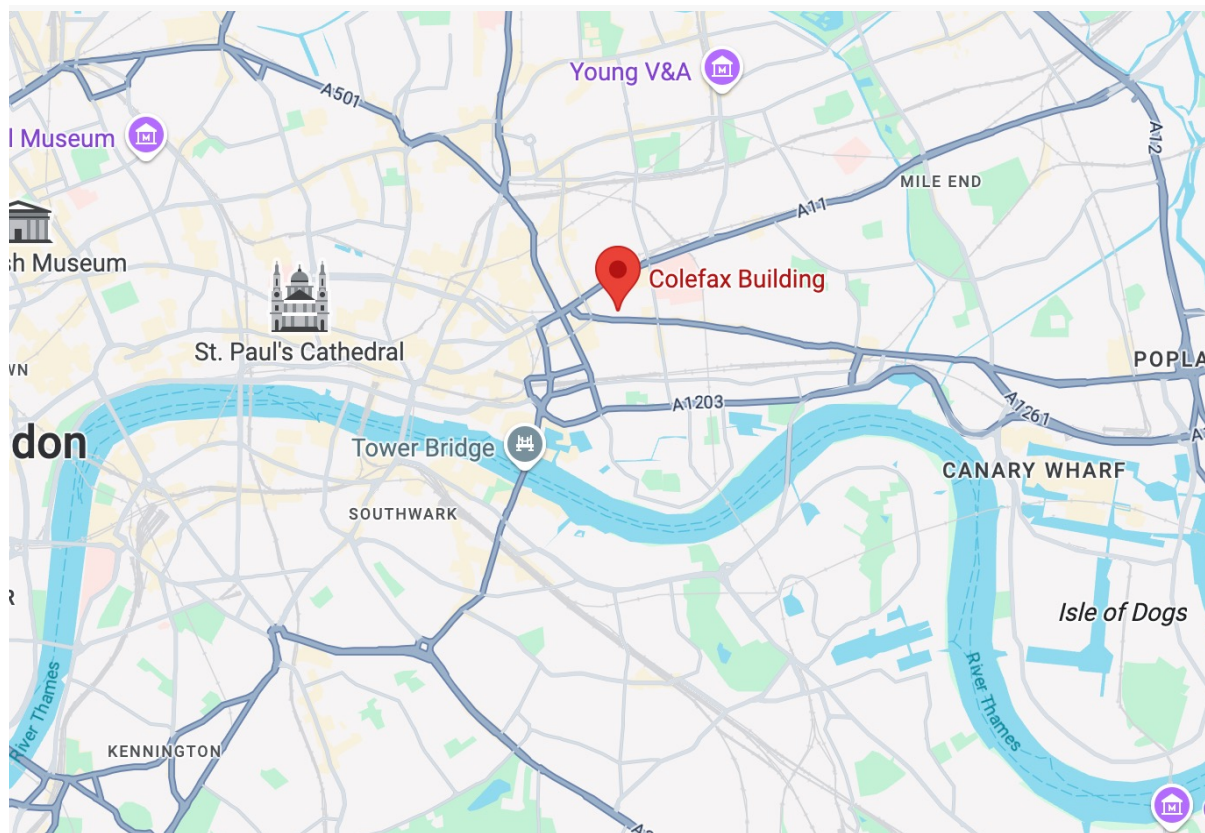


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