



HUNTERS[®]
HERE TO GET *you* THERE

 3  2  2  C

Bell Lane, London, E1

£600,000



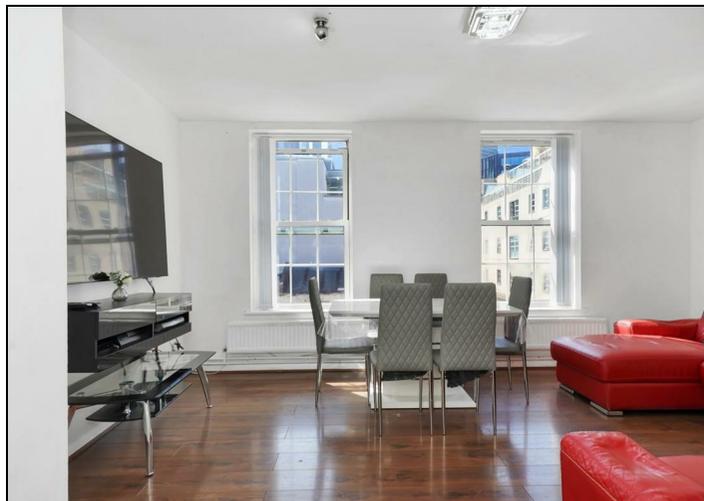
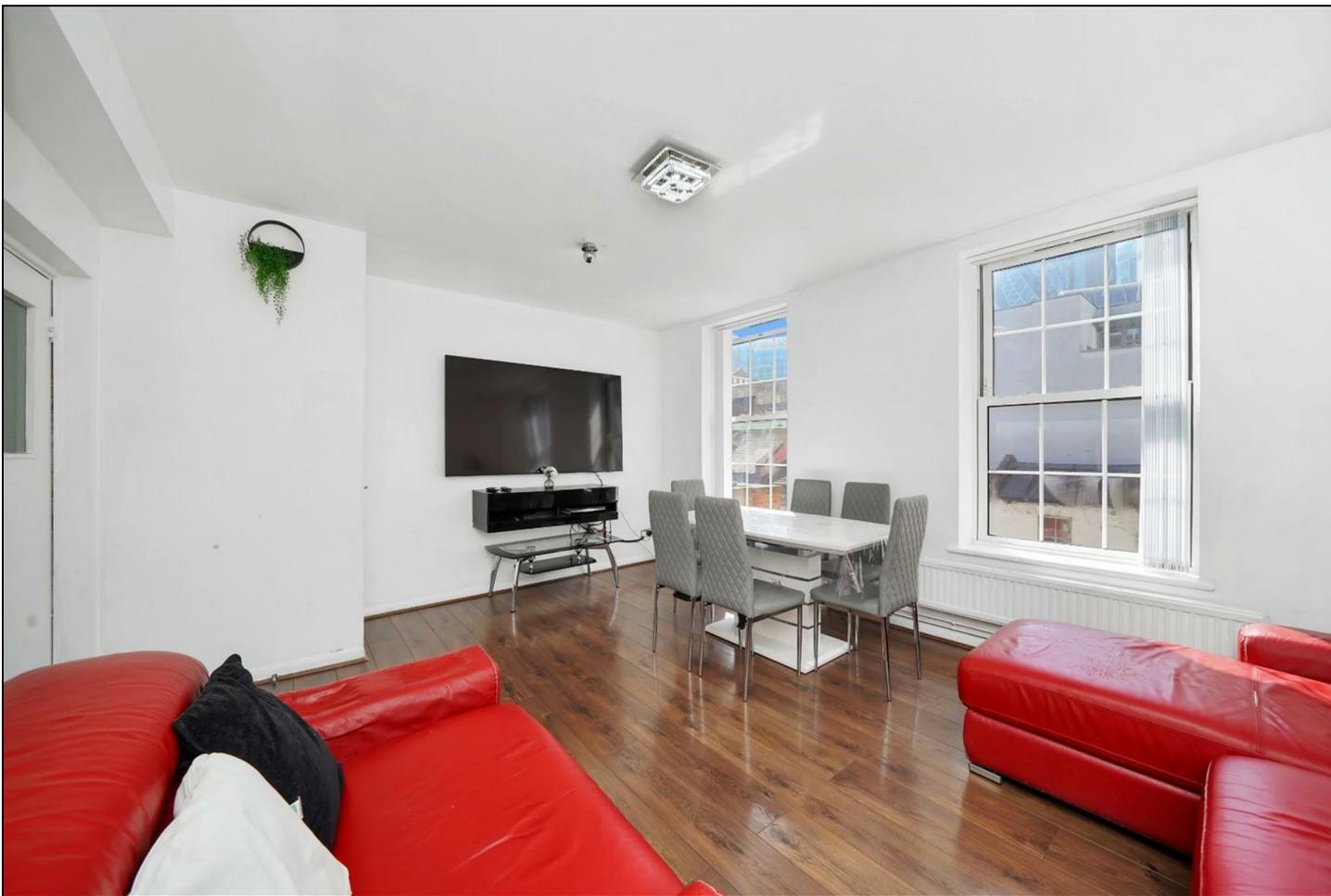
A very spacious three double bedroom apartment spanning just under 1,000 sq. ft, ideally located moments from the City's financial district and the vibrant Spitalfields Market. Set on the second floor of a well-maintained purpose-built block, the south-facing layout enjoys an abundance of natural light throughout the day.

The property features three generously sized bedrooms, a bright and airy lounge, a separate fully fitted kitchen, a family bathroom, and the added convenience of an additional WC and separate shower room.

Perfectly positioned, this apartment is just a short walk from both Liverpool Street and Aldgate East stations, offering excellent transport links. Residents will also benefit from close proximity to Spitalfields Market, with its eclectic mix of restaurants, bars, boutique shops, and art galleries.

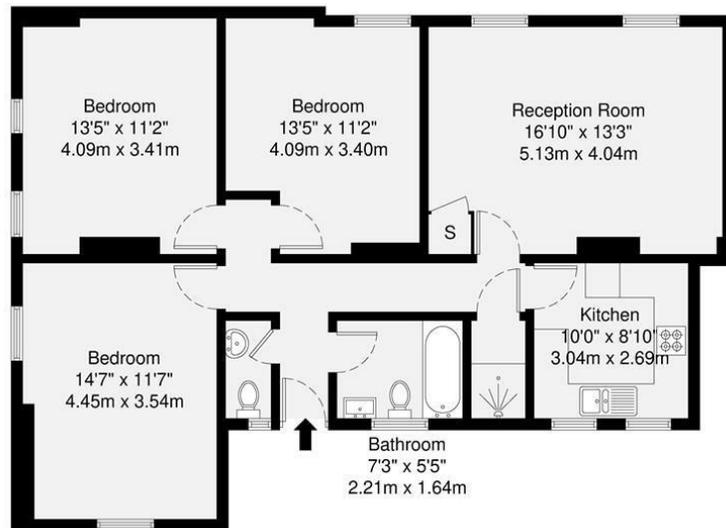
KEY FEATURES

- Huge Three Bedroom Apartment
 - Two Bathrooms
 - Just Under 1,000 Sq. Ft
 - Second Floor
 - South Facing
 - Enviably Located







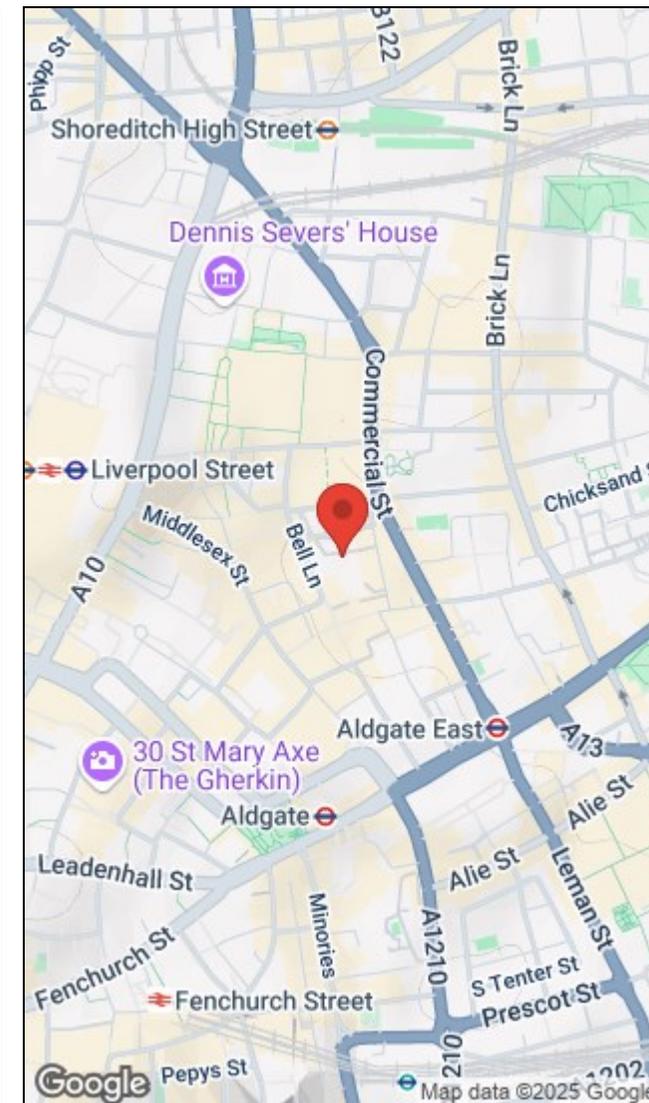


Second Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 88.3 sq m / 950 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.5 sq m / 5 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah, etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
---	--	---	---

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

110 Curtain Road, London, EC2A 3AH | 020 7613 1798
shoreditchsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by PR Alliance Ltd | Registered Address: 110 Curtain Road, London, EC2A 3AH | Registered Number: 6242984 England and Wales | VAT No: 918 7157 96 with the written consent of Hunters Franchising Limited.