



## Bill Faust House Tarling Street, , London, E1 0AD

- Two Bedrooms
- Great Transport links
- First time buyer
- 2nd floor
- Great investment opportunity
- Desired location

**Offers In Excess Of £380,000**



# Bill Faust House Tarling Street, , London, E1 0AD - Offers In Excess Of £380,000

## DESCRIPTION

\*360 Virtual Tour Available\*

Hunters Tower Bridge are proud to market this Two-bedroom second-floor apartment in Bill Faust House, Tarling Street E1.

Close walking distance to Shadwell DLR station,

It offers a spacious reception room, equipped kitchen, two good-sized bedrooms, a bathroom, and an abundance of storage.

An excellent first-time purchase or buy-to-let investment.

Get in touch with our Hunters team in Tower Bridge for more details.

### Parking

All prospective purchasers are advised to make their own enquiries.

### Tenure

Lease – 109 years remaining - approximately

Service Charge - £2,332.55 per year - approximately

Ground Rent -N/A

### Service Charges

All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

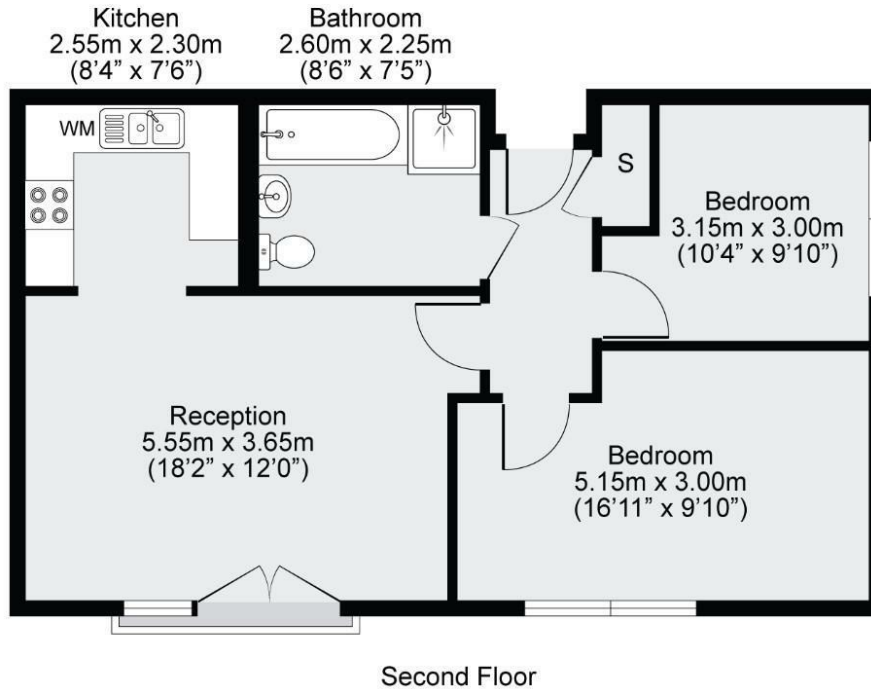
### Lease Information

All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.









GROSS INTERNAL AREA(GIA)  
The footprint of the property  
61.0sqm / 656.6sqft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.8sqm / 8.6sqft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0sqm / 0.0sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sqm / 0.0sqft

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

### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.