



## Kensington Apartments, London, E1

- Two Bedrooms - Two Bathrooms
- Balcony
- Central Location
- 360 Virtual Tour
- 24 Hour Concierge
- 10th Floor
- Modern Design
- One Secure Underground Parking Space
- No Chain
- Gymnasium

**Offers In Excess Of £750,000**

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# Kensington Apartments, London, E1

## DESCRIPTION

Stylish 2-Bed Apartment with En-Suite in Prime E1 Location (1 minute away from Aldgate East Tube Station)

Hunters Tower Bridge presents Kensington Apartments: a bright and modern 2-bedroom, 2-bathroom (including en-suite) apartment on the 10th floor. Spanning approx. 775 sq ft, this property boasts a spacious open-plan kitchen/reception with a balcony, perfect for entertaining. Enjoy abundant natural light from floor-to-ceiling windows in both bedrooms.

Key Features:

Two Bedrooms, One with En-Suite

Approx. 775 sq ft (72 sq m)

Open-Plan Kitchen/Reception with Balcony

Modern Kitchen with Built-in Appliances & Island

Floor-to-Ceiling Windows for Natural Light

Stylish Décor with Wooden Floors, Carpet & Spotlights

24-Hour Concierge & On-Site Gymnasium

Rooftop Terrace & Ground-Level Courtyard

Gated Underground Parking

Lift Access

Ideal for professionals, couples, or investors seeking a vibrant city lifestyle with excellent amenities.

Contact Hunters Tower Bridge to view!







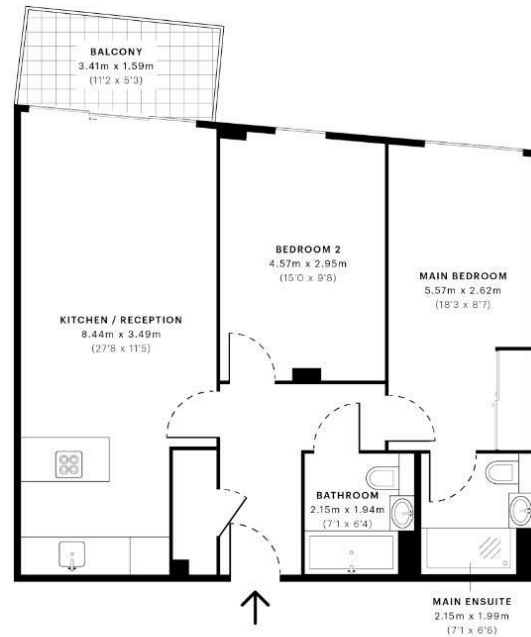




## Kensington Apartments, E1

CAPTURE DATE: 04/08/2022 LASER SCAN POINTS: 28,571,622

GROSS INTERNAL AREA  
73.30 sqm / 788.99 sqft



— Tenth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
73.30 sqm / 788.99 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes entrance, internal road height  
70.30 sqm / 757.67 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
5.53 sqm / 59.37 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scans.

IPMS 3B RESIDENTIAL: 78.63 sqm / 849.37 sqft  
IPMS 3C RESIDENTIAL: 79.21 sqm / 850.32 sqft

spec id: 626767332394204d6516391

## 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>	85	86
(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.

## Viewing

Please contact our Hunters Tower Bridge Office on 020 8168 5555 if you wish to arrange a viewing appointment for this property or require further information.

Unit 1 Telfords Yard, London, E1W 2BQ

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