



**FORTUNE & COATES**

The People's Estate Agent

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**232 Edinburgh Gate, Harlow, CM20 2TJ**

**£315,000**

Fortune and Coates are excited to welcome to the market this exceptional two double bedroom fifth floor penthouse apartment situated in the popular and convenient location of Edinburgh House, Edinburgh Gate, Harlow.

This stylish chain free home is stunning throughout with many unique features and comprises entrance hallway with storage leading to the open plan lounge/kitchen/diner which features floor to ceiling windows in the lounge area and access to a fabulous balcony/terrace.

The kitchen/dining area offers an array of bespoke wall and base units with integrated appliances including oven and hob, cupboard space and kickboard lighting. The dining area has space for family meals and gatherings.

The primary bedroom is bright and airy with fitted wardrobes and modern en suite shower room. The second bedroom is double in size and the family bathroom is part tiled with in bath shower.

Lounge/Kitchen/Diner 25'3" x 11'1" (7.72 x 3.38)

Primary Bedroom 16'3" x 9'6" max (4.97 x 2.90 max)

En-Suite Shower Room

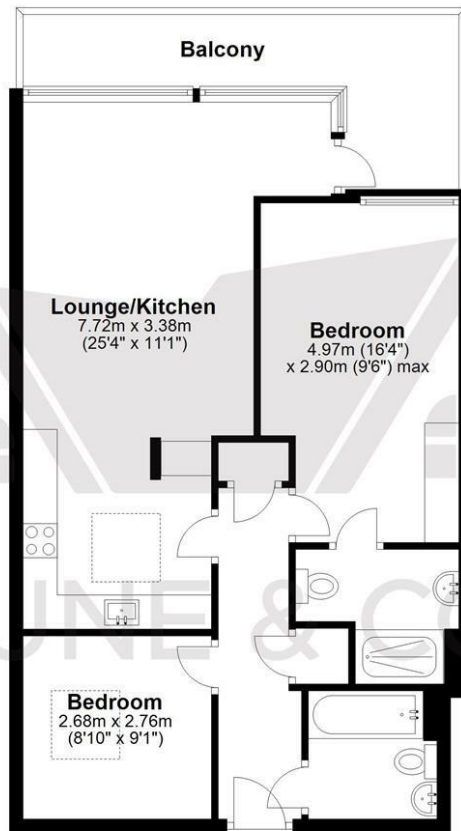
Bedroom 8'9" x 9'0" (2.68 x 2.76)

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## Floor Plan

## Apartment

Approx. 63.9 sq. metres (688.1 sq. feet)

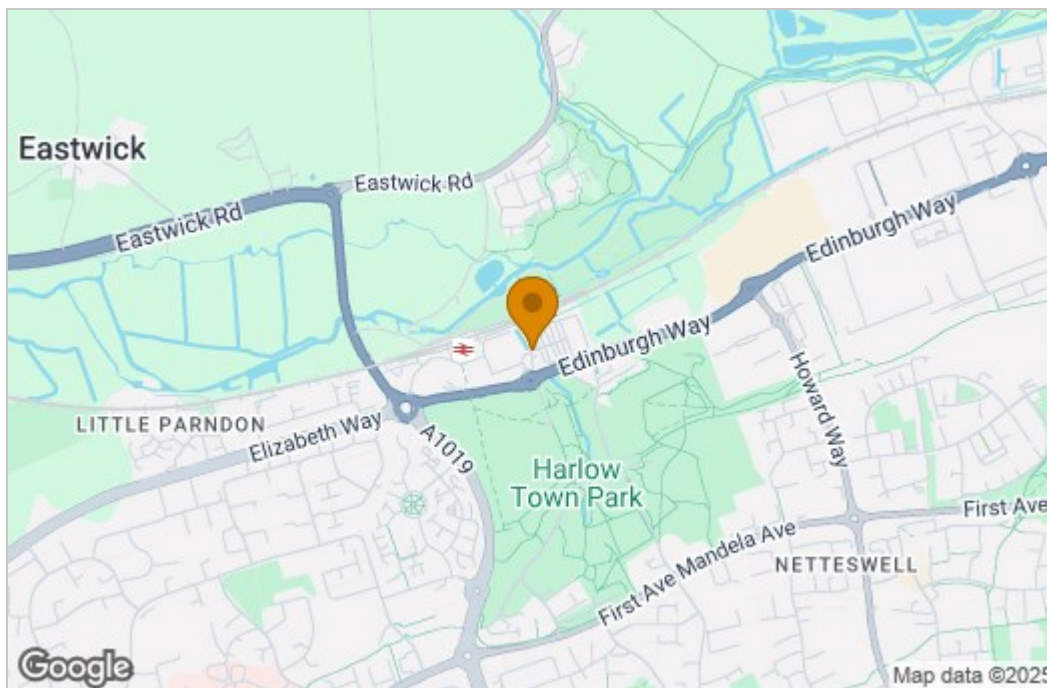


Total area: approx. 63.9 sq. metres (688.1 sq. feet)

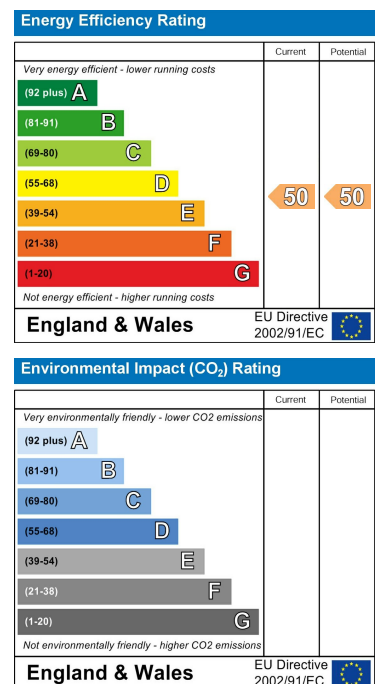
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Plan produced using PlanUp.

## Area Map



### Energy Efficiency Graph



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