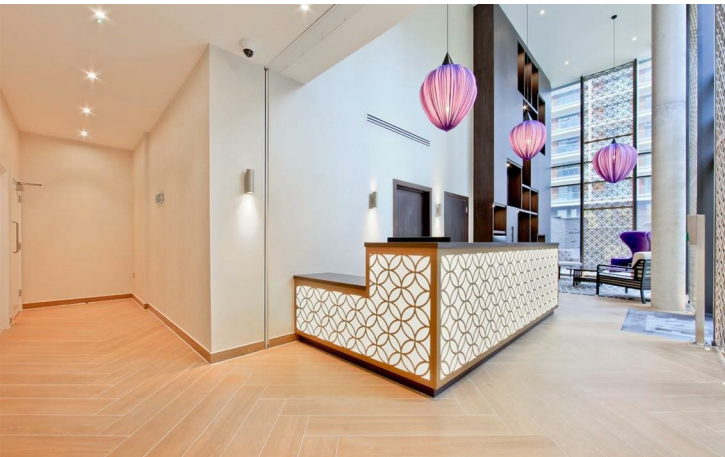


VIBE APARTMENTS, BEECHWOOD ROAD, E8

£830,000, LEASEHOLD

Red.





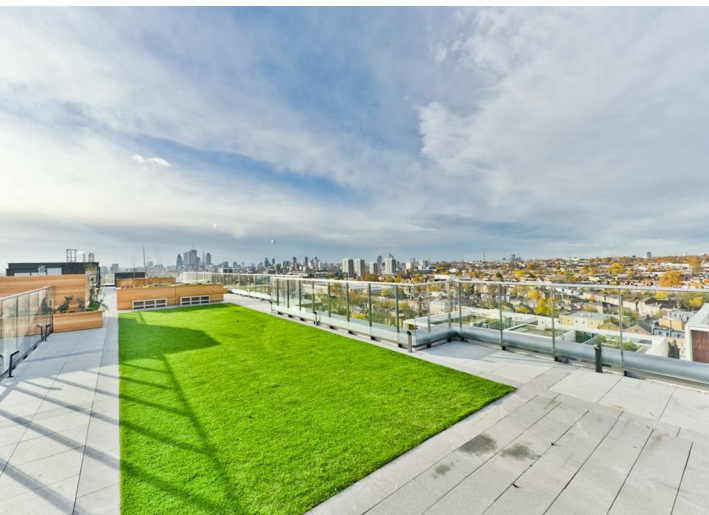
This spacious 1,055 Sq.Ft, 7th-floor, three-bedroom, two-bathroom apartment has been upgraded to include blackout/thermal curtains, replaced the carpets in the bedrooms to sleek hard surfaces, extended kitchen storage and installed a separate washer and dryer.

Highlights of Vibes Apartments, E8, include 24-hour porter service, a fully equipped gym, and a stunning rooftop garden with unparalleled 360-degree views of London's skyline.

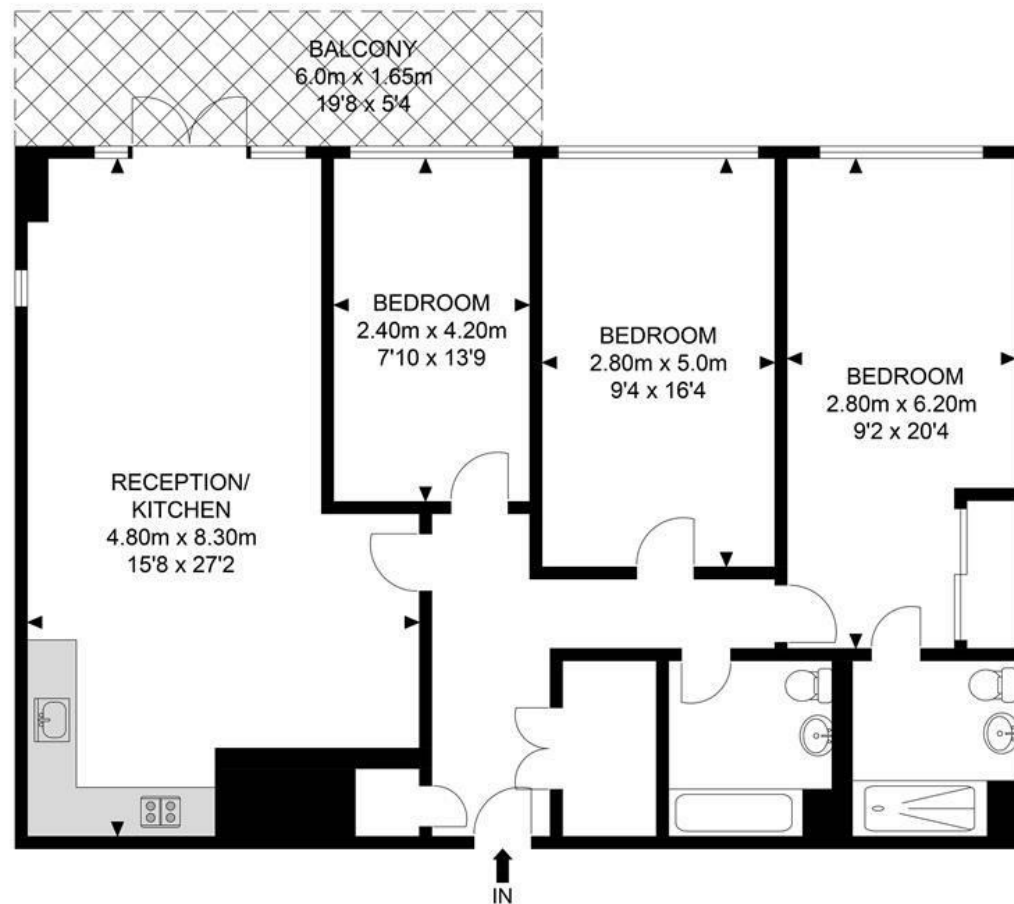
The apartment is located conveniently for commuters to Canary Wharf, Liverpool Street, Shoreditch and Central London. With multiple 24-hour buses nearby, Dalston Junction (0.1 miles away) and Dalston Kingsland (0.4 miles away) stations in zone 2. Residents also benefit from car sharing outside the building (membership required).

Don't miss out on the chance to make Vibe Apartments your new urban haven. Contact us today to arrange a viewing and immerse yourself in stylish London living.

\*[Disclaimer]\*: The information provided in this advertisement is accurate at the time of writing. However, details and availability may be subject to change. Prospective buyers are encouraged to conduct their own due diligence and verify all information before making any decisions.



# Fuse Building



## 7th Floor

APPROX. GROSS INTERNAL FLOOR AREA 1081.02 SQ FT / 100.43 SQM

APPROX. GROSS INTERNAL FLOOR AREA INC. BALCONY AREA 1187.58 SQ FT / 110.33 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

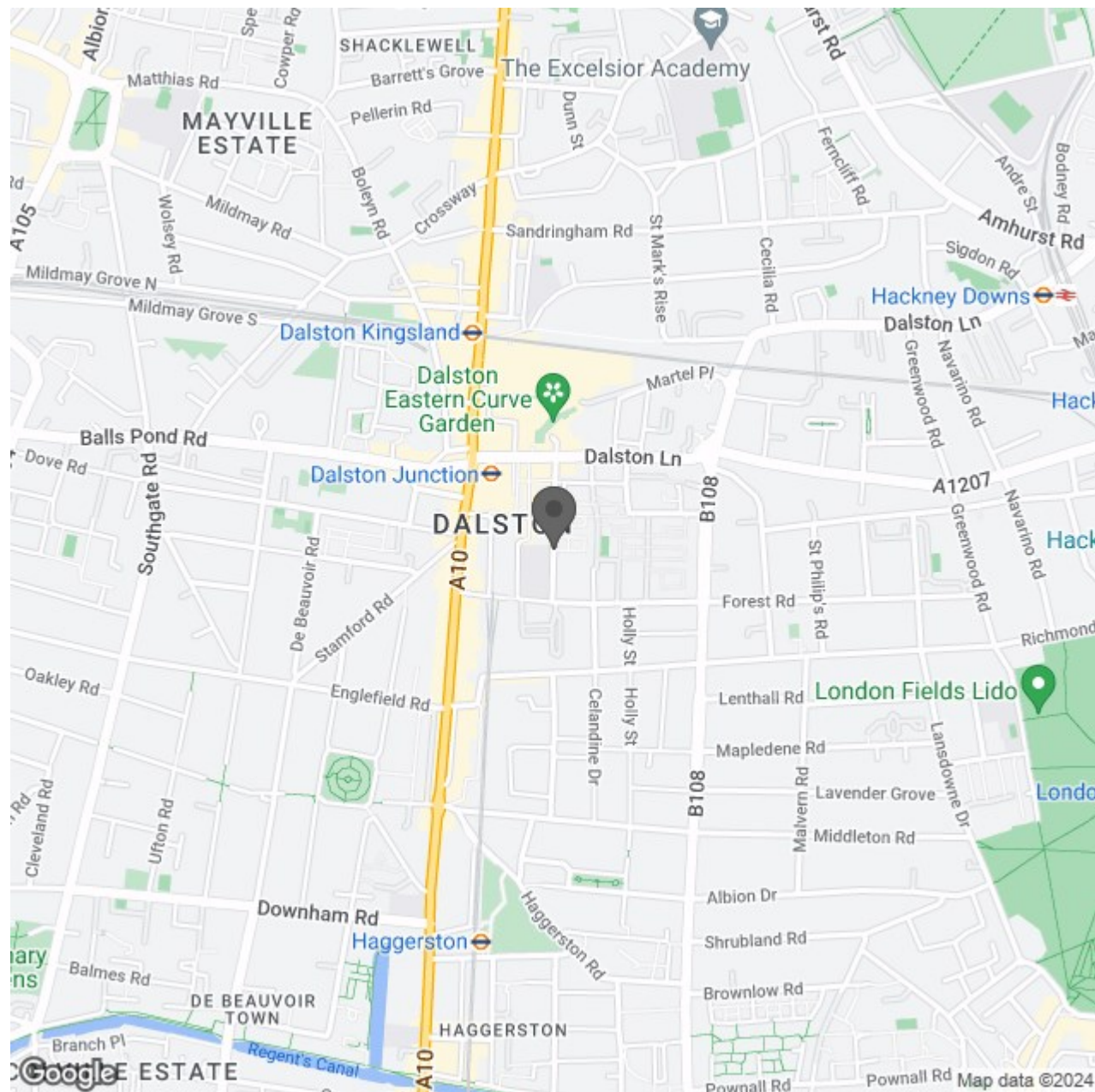
© SpacePhoto  
Photography and Floor Plan

- 3 Double Bedrooms
- Bright and Spacious Open-Plan
- Underfloor Heating Throughout
- 24-Hr Porter
- Residents Gym
- 2 Bathrooms
- Private Balcony
- Better Than Wood Flooring
- Residents Roof Garden
- Bicycle Storage



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         | 86      | 86        |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

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



Red.