



## PORCHESTER HOUSE PHILPOT STREET

LONDON, E1 2JF

£425,000  
LEASEHOLD

Guide Price £425,000-£450,000. This stunning two-bedroom apartment in Porchester House offers well-balanced and practical accommodation, ideal for modern city living. The property features a spacious reception room with ample space for both living and dining, creating a comfortable and versatile setting for everyday use and entertaining.

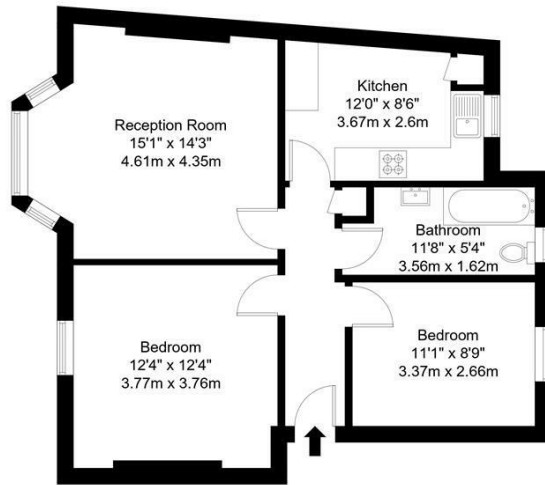
A separate fitted kitchen is thoughtfully arranged with generous cupboard and worktop space, providing both functionality and ease of use. The apartment benefits from excellent natural light throughout, enhancing the bright and welcoming feel of the home, along with attractive views across the city.

Both bedrooms are well-proportioned, offering flexibility for professional sharers, guests, or those working from home. The bathroom is finished in a clean, contemporary style, designed with comfort and practicality in mind.

  
ESTATE AGENT

## Porchester House, E1 2JF

Approx Gross Internal Area = 62.9 sq m / 677 sq ft

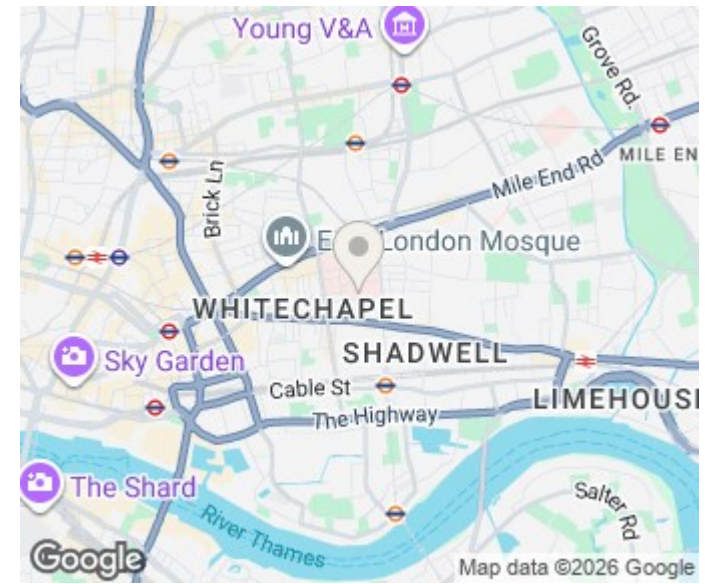


Third Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>	<b>58</b>	<b>64</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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