



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

Bright and spacious one bedroom apartment in popular location, located on the fourth floor with a lift, 24-hour concierge and a residents' gym.

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**COLEFAX BUILDING, E1**

**£325,000**

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**Superb one bedroom apartment with excellent storage, in a popular location with concierge and residents' gym. Available chain free.**

This very well maintained one bedroom apartment is an excellent investment for first time buyers and seasoned investors alike. The popular Aldgate Triangle development offers 24-hour concierge, a residents' gym, sauna and a private roof terrace.

An entry hall with built-in storage opens onto a bright living area with ample room for dining and space to work from home. It also features a west facing Juliette balcony and a separate kitchen with integrated appliances and plenty of storage.

The main bedroom offers impressive storage options with built-in mirrored cupboards and space for a dressing table and/or an additional wardrobe. The modern bathroom includes a shower over the bath and contemporary white suite.

Aldgate Triangle boasts a secure entry system, 24-hour concierge, lift access, an on-site gym, sauna and a residents-only roof terrace.

Aldgate East, Liverpool Street and Whitechapel (for the Elizabeth Line) are all within short walking distance and Brick Lane, Spitalfields Market and Tower Bridge are easily accessible.

**Service Charge: £2,100 per annum**

**Ground Rent: £150 per annum**

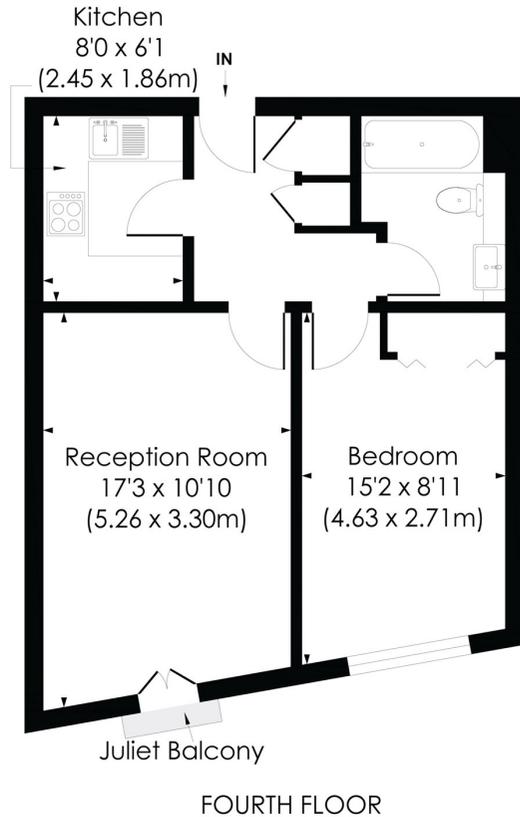
**Leasehold: 100 Years Remaining**





COLEFAX BUILDING E1

Approx. Gross Internal Floor Area  
**486 Sq. ft/45.15 Sq. m**



## Colefax Building, E1

- Fourth Floor One Bedroom Apartment
- Plenty of Space To Work From Home
- Moments from Zone 1 Tube Station
- Residents' Gym and Roof Terrace
- Lift Access and 24hr Concierge
- Excellent Energy Efficiency
- Chain Free



**486 sq ft | 45 sq m**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92–100) <b>A</b>		
(81–91) <b>B</b>	<b>81</b>	<b>85</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>		
<i>Not energy efficient – higher running costs</i>		

Energy Rating: B

Council Tax Band: C

Service Charge: £2,100pa

Ground Rent: £150pa

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 approximate, 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 services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright © Pixangle.

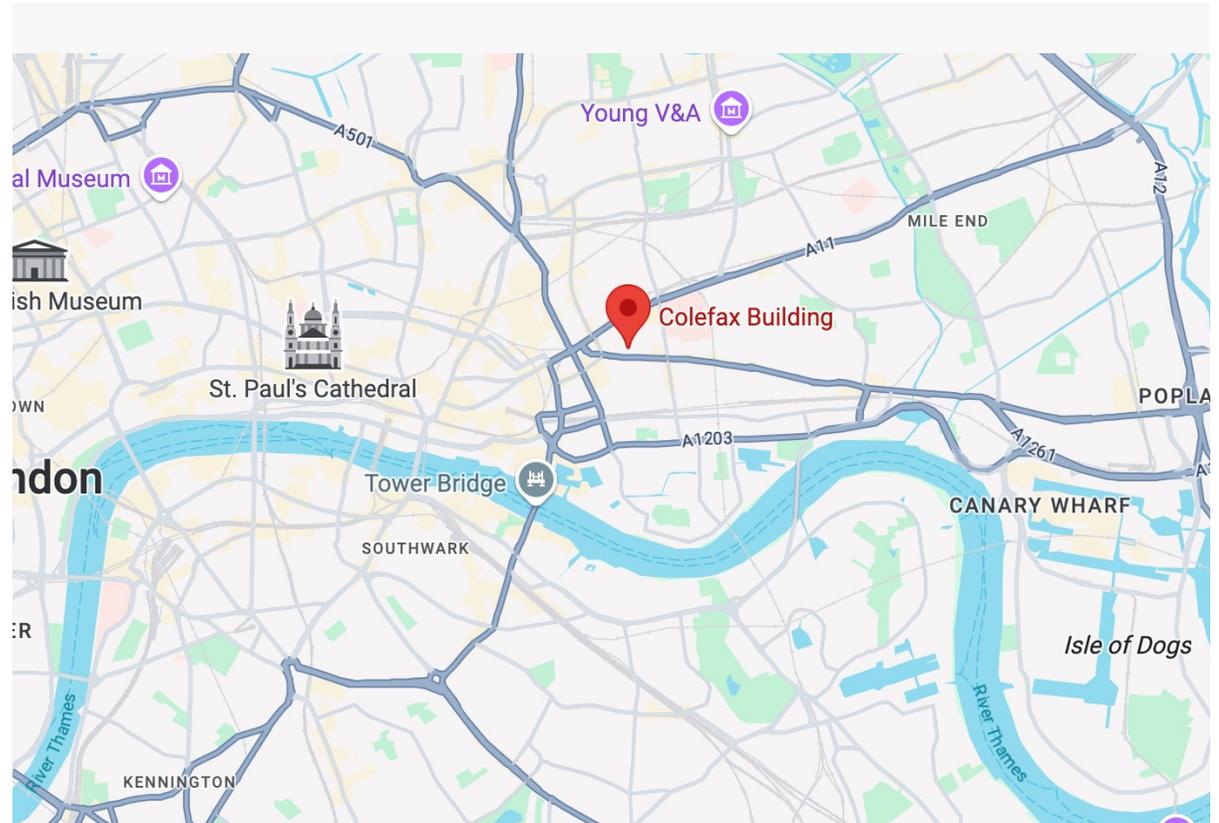


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