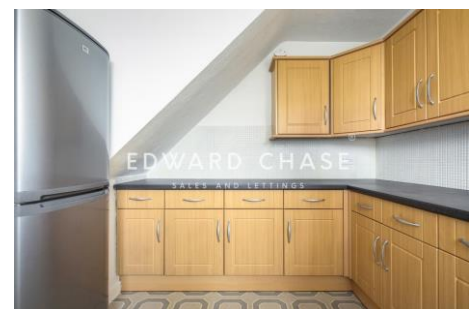




## Morris Street London, E1 2NP

Edward Chase is delighted to present to the residential lettings marketing this amazing split level three-bedroom duplex flat located opposite Shadwell Station, E1. This first floor, two-storey private flat offers ample living accommodation within an E1 postcode making it an excellent selection for city professionals looking to benefit from quick transportation links into central London. This flat is conveniently situated with ample local amenities to choose from, excellent schooling, entertainment facilities, restaurants, gyms and has recently been under the Tower Hamlets re-generation project. A unique, diverse, and multicultural community. This flat is situated on the first floor of the building, walking through the front door into the hallway you will find the spacious kitchen to your right. The kitchen is equipped with multiple cupboards, storage, integrated gas hobs with oven and grill. The hallway also contains some additional storage cupboards. Towards the end of the hallway is the reception area complete with large open floor to ceiling windows, a fireplace.



- Amazing Split Level Duplex 3 Bedroom Flat Located Opposite Shadwell Station, E1
- Property Has 3 Bedrooms, Large Reception Area with Balcony & Spacious Kitchen
- Ample Storage Throughout, Can Be Furnished Or Unfurnished
- Excellent Location With Ample Amenities
- Duplex Glazed Windows, Gas Central Heating Supply
- EPC rating D, Council tax band C, London Borough of Tower Hamlets.

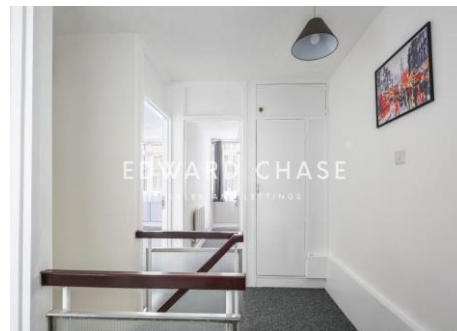
**Monthly Rental Of £2,400**

Morris Street  
London, E1 2NP

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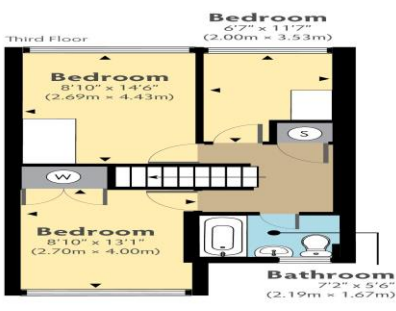
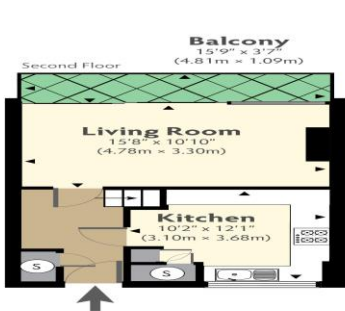
fireplace, and a large, stretched balcony. Once you reach the first floor you will find three suitable sized bedrooms and bathroom. Each bedroom has fitted wardrobes and double-glazed windows. The property has an inbuilt alarm system with building entry phone system. EPC rating D, Council tax band C, London Borough of Tower Hamlets. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental



Morris Street E1

Approximate Gross Internal Area

76.68 m<sup>2</sup> / 825.3766 sq<sup>ft</sup>



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

EDWARD CHASE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 57   D  | 79   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.