



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

Well presented two bedroom apartment available in the popular development with 24-hour concierge, residents' gym, roof terrace and private parking.

---

COLEFAX BUILDING, PLUMBER'S ROW, E1

Offers Over £425,000

**Superb apartment in EWS1 compliant building with lift access and 24-hour concierge. Includes residents' only gym, sauna, roof terrace and private parking.**

This superb two bedroom, two bathroom property with parking in Zone 1 London is both EWS1 compliant with an A-rating and comes with an array of features included.

The development offers 24-hour concierge, a residents' only gym, sauna and private roof terrace.

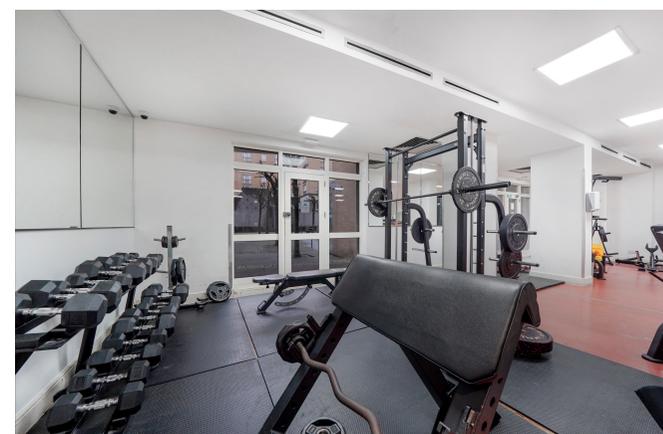
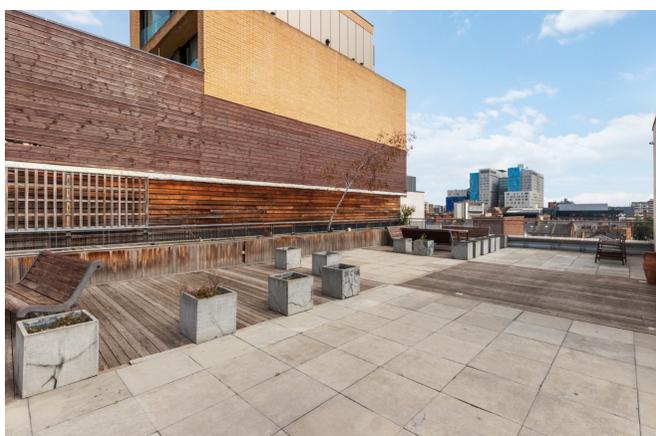
A generous hallway entrance gives access to the double bedrooms and main bathroom. Both bedrooms include built-in storage and the larger features an en-suite shower room.

The living and dining area, equipped with Juliette balcony also overlooks the private courtyard and a separate kitchen with integrated appliances, plenty of counter-top space and ample seating for 6-8 people.

Aldgate East and Liverpool Street stations are a short walk away, whilst Brick Lane, Spitalfields Market and Tower Bridge are all easily accessible.

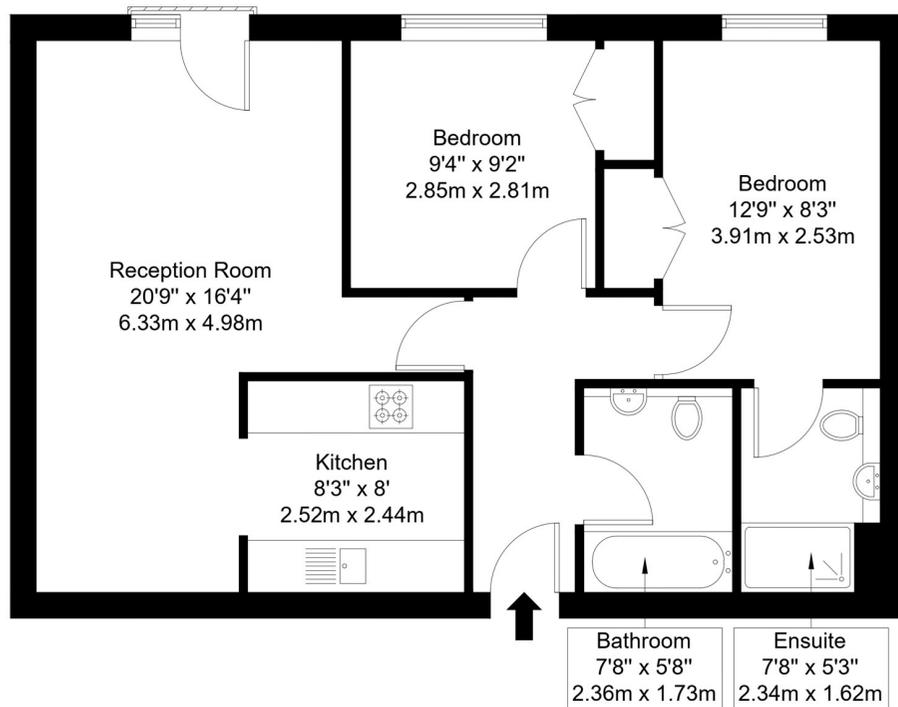
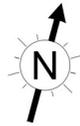
Secure, private parking included. Chain Free.

**Leasehold: 100 Years Remaining**  
**Service Charge: £4,196 per annum**  
**Ground Rent: £150 per annum**





Approx Gross Internal Area = 62.6 sq m / 674 sq ft



Third Floor

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 © BleuPlan

## Colefax Building, E1

- Two Bedroom Apartment with Juliette Balcony
- Two Bathrooms and Excellent Built-In Storage
- Walking Distance to Zone 1 Tube Stations
- Lift Access and 24hr Concierge
- Gym, Sauna & Roof Terrace
- Private Parking Space
- EWS1 Compliant



674 sq ft | 63 sq m | EPC Rating: C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92–100) <b>A</b>		
(81–91) <b>B</b>		
(69–80) <b>C</b>	70	79
(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>		

Leasehold: 100 Years

Service Charge: £4,196 pa

Ground Rent: £150 pa

ESW1 Certificate (A Rated)

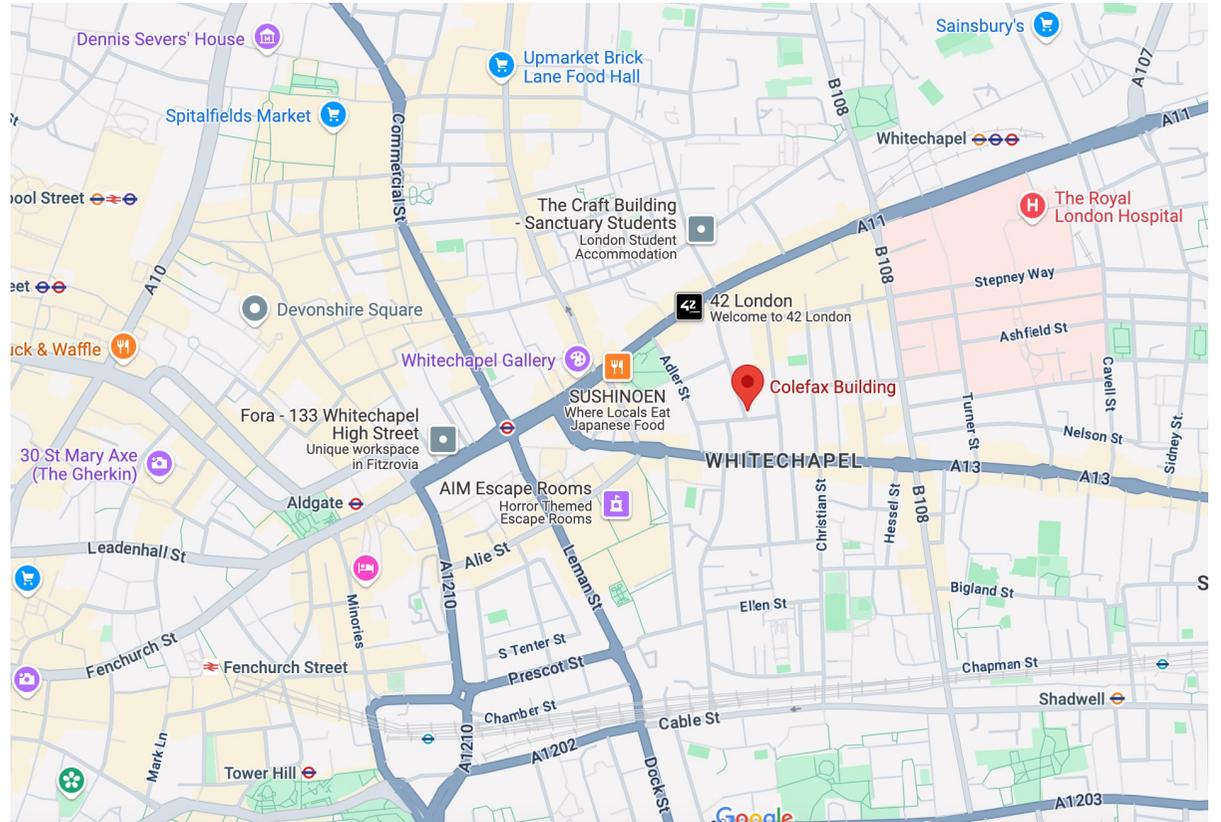


**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

**+44 (0) 203 488 0224**

hello@maplewoodproperty.co.uk

www.maplewoodproperty.co.uk



© Maplewood Property & Investments Ltd 2024. Maplewood Property & Investments Ltd is a registered limited company in England & Wales. Company registration no. 10082285. Registered address 85, First Floor Great Portland Street, London, England W1W 7LT. These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.