



HUNTERS[®]

HERE TO GET *you* THERE

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Commercial Road, Aldgate East, E1

£800,000

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A beautifully presented two-bedroom, two-bathroom penthouse apartment set on the upper floor of a modern development on Commercial Road, ideally positioned in the heart of Aldgate East, E1.

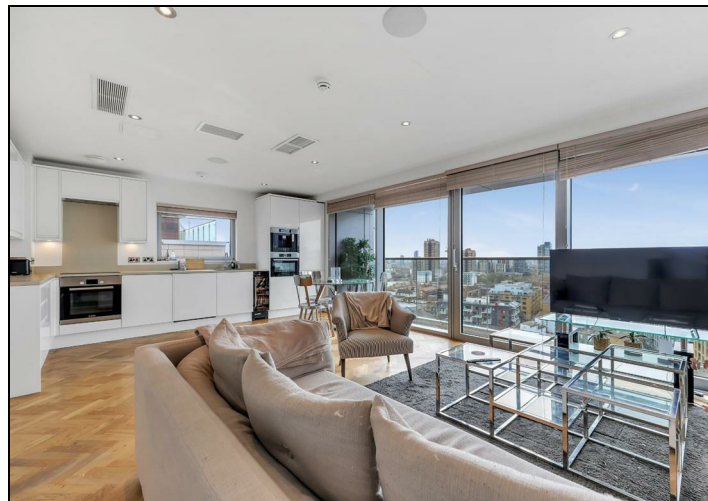
This exceptional home offers a bright and spacious open-plan living and dining area, enhanced by floor-to-ceiling windows that flood the apartment with natural light while framing panoramic views across the London skyline. The living space seamlessly extends onto a private terrace, providing the perfect setting for relaxing or entertaining while enjoying the spectacular city outlook.

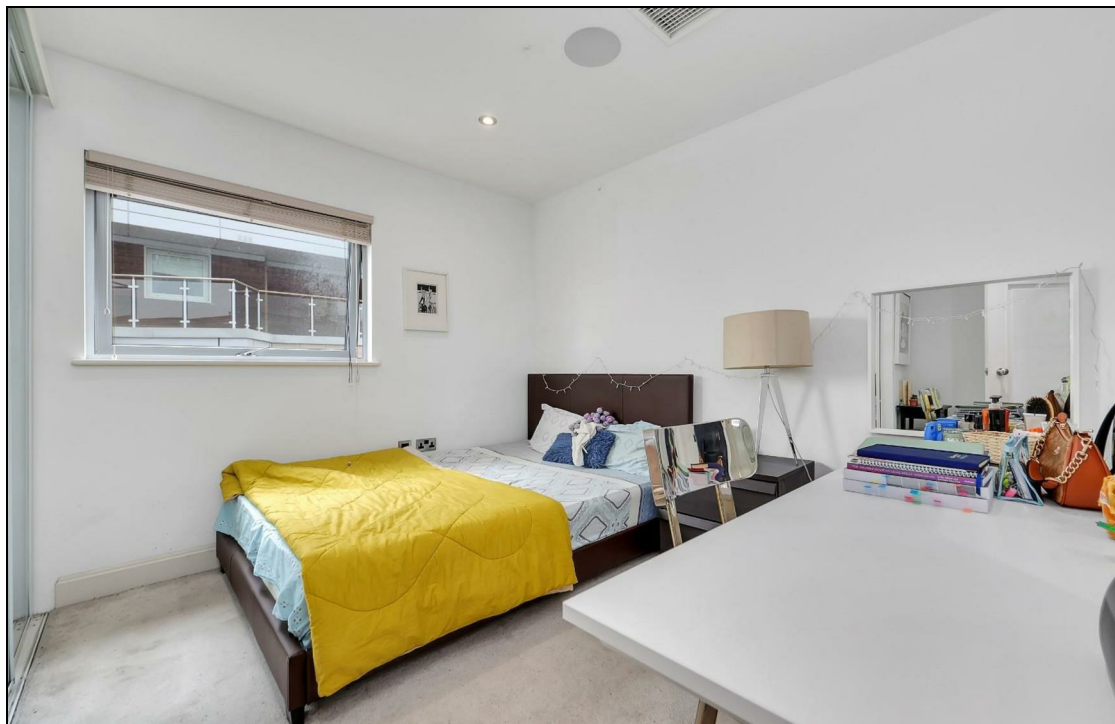
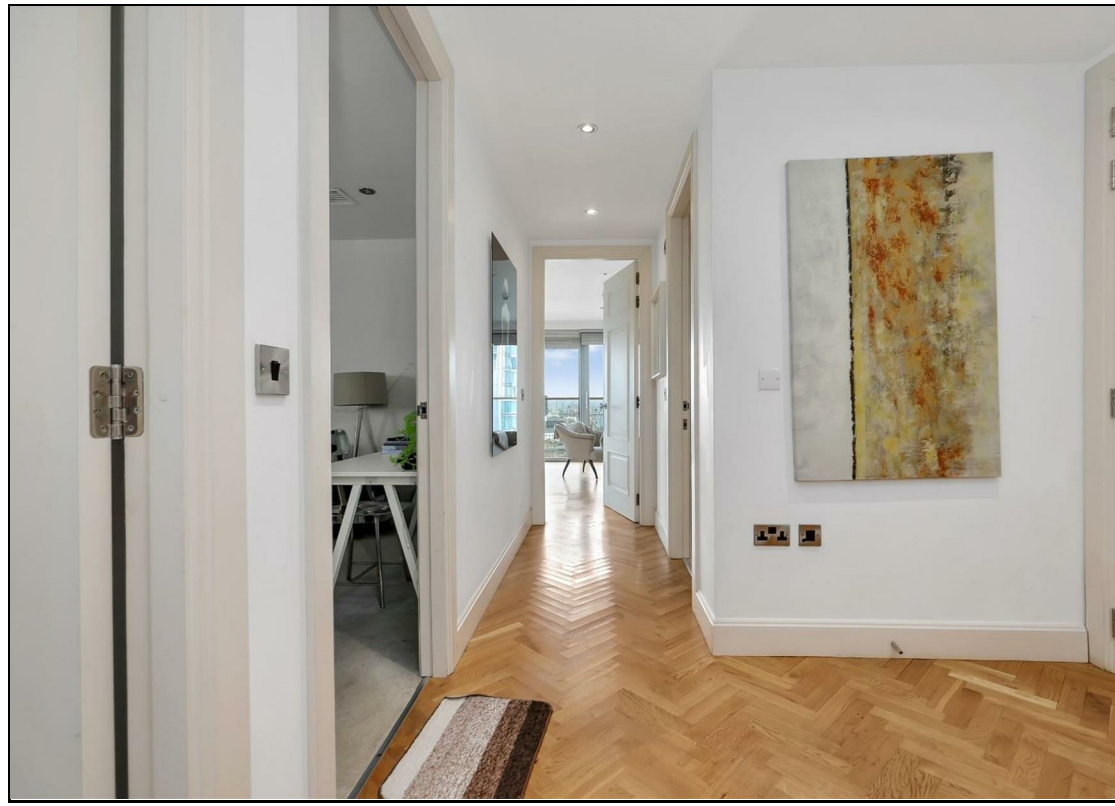
The apartment is finished to a high standard throughout, featuring elegant herringbone wooden flooring, contemporary interiors and a thoughtfully designed layout. The modern kitchen integrates effortlessly with the living space, while the two generous double bedrooms offer comfortable accommodation, including a principal bedroom with an en-suite bathroom. A second stylish bathroom serves the remaining bedroom and guests.

Perfectly located, the property is moments from Aldgate East Underground Station, providing excellent connectivity across London via the District and Hammersmith & City lines. The vibrant neighbourhood offers an array of restaurants, cafés, markets and cultural attractions, with Shoreditch, Spitalfields and the City of London all within easy reach.

KEY FEATURES

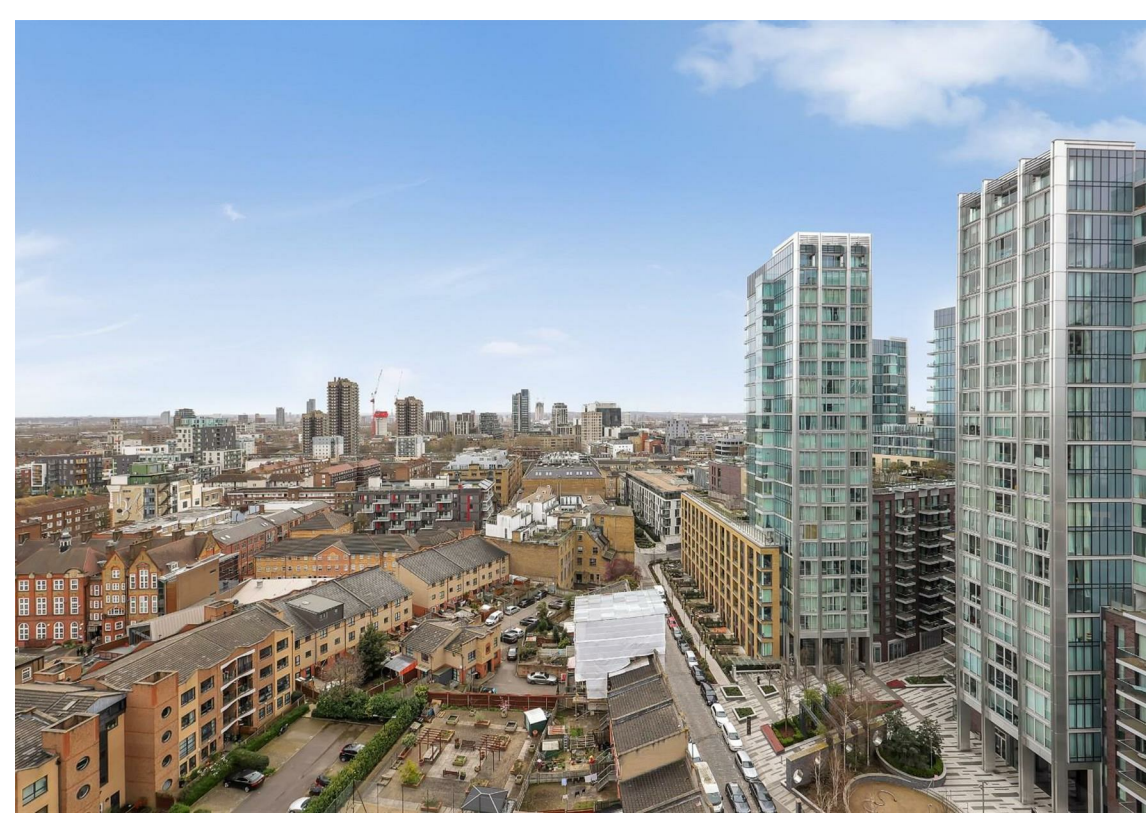
- Two Bedroom Penthouse Apartment
 - 2 Bathrooms
- Panoramic City Views Across The London Skyline
 - East Facing Private Terrace
 - Floor To Ceiling Windows
 - Air Conditioning
 - Underfloor Heating
- Centrally located in Aldgate East











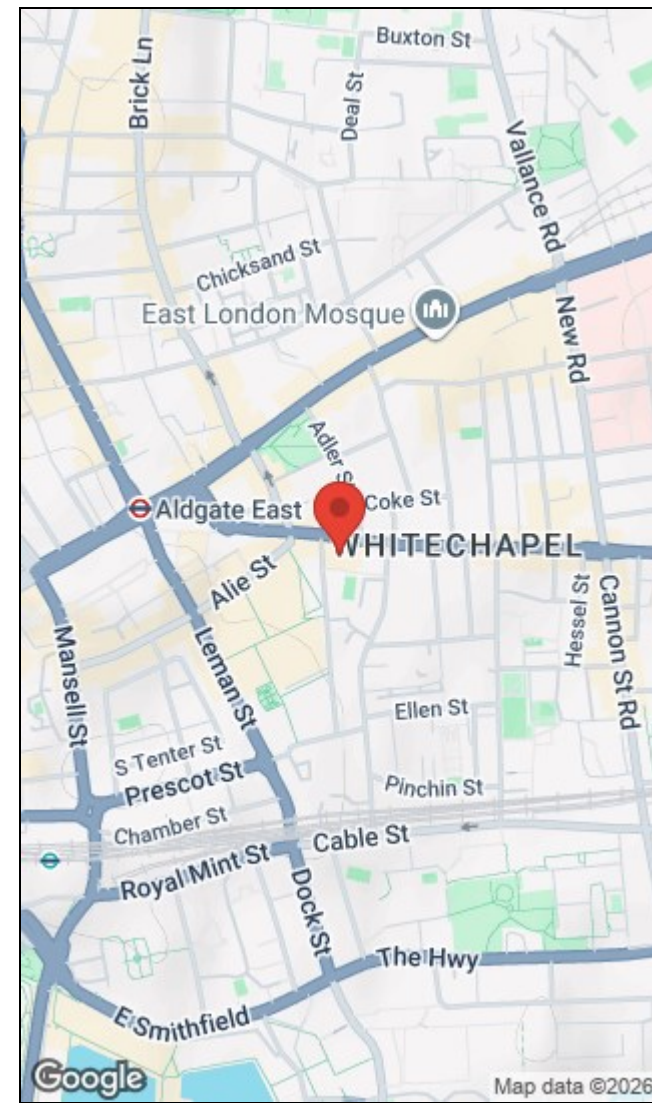


- Thirteenth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property. 74.1 Sqm / 797.4 Sqft	NET INTERNAL AREA (NIA) Excludes walls and external features, includes windows, restricted head. 71.3 Sqm / 767.9 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 5.9 Sqm / 63.2 Sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.0 Sqm / 0.0 Sqft
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spec **RICS** Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3R RESIDENTIAL 80.5 Sqm / 866.2 Sqft
IPMS 3C RESIDENTIAL 77.7 Sqm / 839.7 Sqft
SPEC ID 5e83206b-822120a2756766a



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		73	73
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		76	76
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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