



PRESCOT STREET, LONDON, E1

£425,000

Goldman Greg are delighted to offer a truly unique one-bedroom apartment extending to approximately 641 sq ft, with an impressive 188 sq ft mezzanine, situated within the iconic Grade II listed 1 Prescott Street development which has a 24-hour concierge and offered Chain Free.

Offering spacious and versatile split-level accommodation, the property comprises a generous reception room, separate kitchen, double bedroom, bathroom and substantial additional mezzanine space ideal for a home office or further living accommodation.

Ideally positioned for the City, Aldgate East, Tower Hill and Tower Gateway, this is a fantastic opportunity to acquire a characterful and unusually spacious one-bedroom apartment in a highly sought-after E1 location.

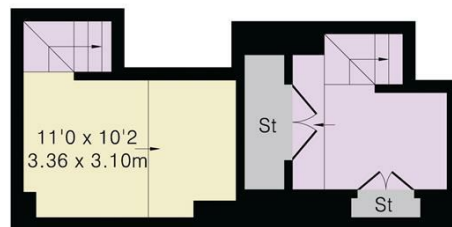


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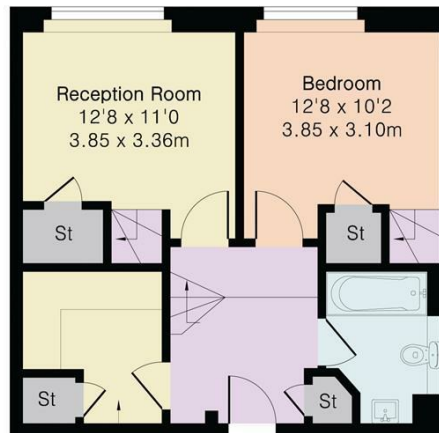
Approximate Gross Internal Area 641 sq ft - 59 sq m

Mezzanine Area 188 sq ft – 17 sq m

First Floor Area 453 sq ft – 42 sq m



Mezzanine



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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