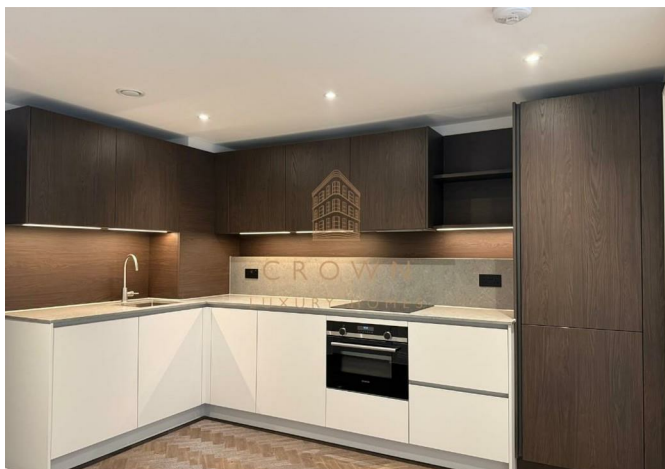




1105, Halcyon House 3 Eden Place, London, E16 1DA  
£2,400



1105, Halcyon House 3 Eden Place, London, E16 1DA

£2,400

Brand-New | Unfurnished | Views of Cable Cars | Gym | Concierge | Cinema Room | Residents' Lounge | Elizabeth Line | Unfurnished | WeChat: CLH-Consultant.

## Description



## Situation



Unfurnished

Council Tax Band: C

Available: 23rd April 2026

## Floor Plans



W/M: Washing machine

D/W: Dishwasher

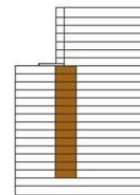
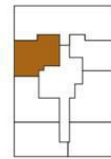
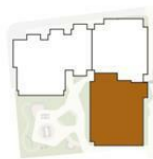
F/F: Fridge-Freezer

<b>TOTAL AREA</b>	602.78 sq ft	56.00 sq m
<b>TOTAL INTERNAL AREA</b>	544.65 sq ft	50.60 sq m
KITCHEN/LIVING/DINING	151" x 26'8"	4.59 x 8.12 m
BEDROOM 1	11'10" x 10'6"	3.60 x 3.22 m
<b>TOTAL EXTERNAL AREA</b>	58.13 sq ft	5.40 sq m
BALCONY	12'2" x 5'2"	3.71 x 1.57 m

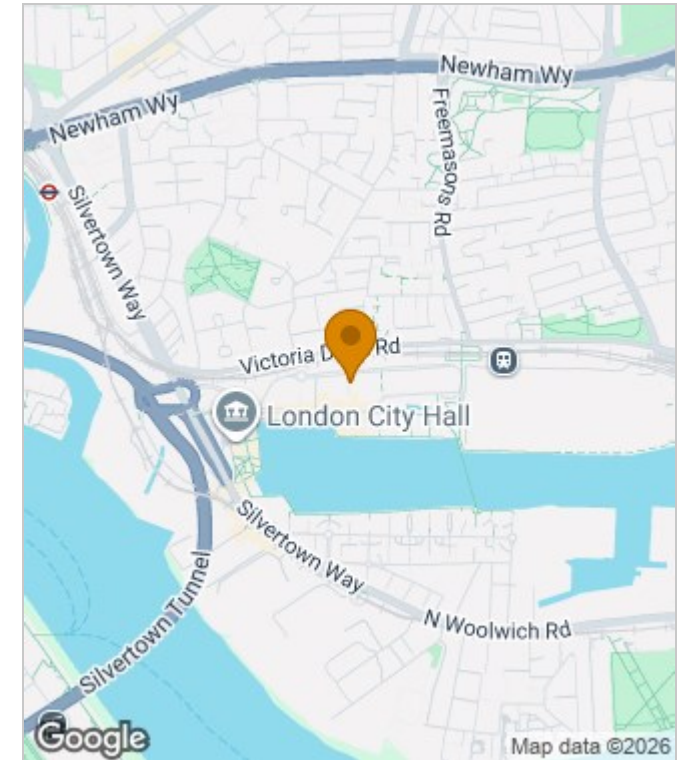
MASTERPLAN

FLOORPLATE

FLOORS 2 - 15



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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