

ST MARY GRACES COURT, LONDON, E1

£490,000

Situated on a quiet residential street, this bright and well-proportioned two-bedroom apartment extends to approximately 697 sq. ft. and is offered to the market chain free. Featuring a private balcony, as well as a South West facing Juliet balcony, ample storage throughout and low service charges, the property presents an excellent opportunity for first-time buyers, professionals and investors alike.

The accommodation comprises a welcoming entrance hallway with excellent built-in storage, leading to a spacious reception room filled with natural light and offering direct access to a private balcony. The separate kitchen provides generous worktop and cupboard space, with room for freestanding appliances, making it a practical space for everyday cooking.

There are two generously sized double bedrooms, one with a South West facing Juliet balcony, both offering flexible accommodation for sleeping, working from home or hosting guests, alongside a modern family bathroom. The apartment's well-designed layout and abundance of storage make it ideally suited to modern living.



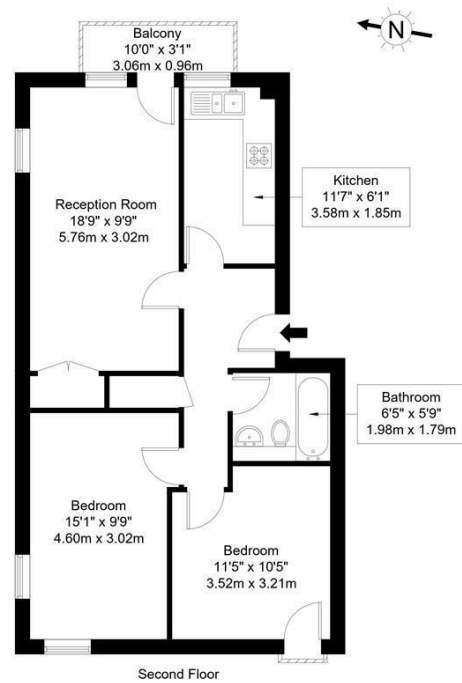
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Cartwright Street, E1 8NB

Approx Gross Internal Area = 61.77 sq m / 665 sq ft

Balcony = 2.94 sq m / 32 sq ft

Total = 64.71 sq m / 697 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(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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