



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Stylish one bedroom apartment on the third floor of the sought-after Colefax Building, with 24-hour concierge, residents' gym and private roof terrace.

COLEFAX BUILDING, PLUMBERS ROW, E1
£335,000





An exceptional one bedroom apartment on the third floor of the highly sought-after Colefax Building, offering an impressive range of residents' amenities in a prime E1 location.

EWS1 compliant with an A-rating and strong energy efficiency throughout.

The property has been recently renovated and presents an excellent opportunity for both owner-occupiers and investors. The building benefits from 24-hour concierge and security, a residents' gym, sauna and a private roof terrace, all within a well-managed development.

Internally, the apartment opens into a welcoming entrance hall with built-in storage, leading to a bright and spacious reception and dining room with a Juliette balcony and attractive open rooftop views. The separate kitchen is well-equipped with integrated appliances, including a ceramic hob, oven and dishwasher.

The double bedroom is a generous size, featuring built-in mirrored wardrobes and pleasant views across the surrounding rooftops. The bathroom is finished with a contemporary suite with a shower over bath, and marble-effect tiling.

Aldgate East, Whitechapel (Elizabeth Line) and Liverpool Street stations are all within short walking distance.

Brick Lane, Spitalfields Market and Tower Bridge are also easily accessible.

EWS1 Compliant with A-rating. Chain free.

Service Charge: £2,144 per annum

Ground Rent: £150 per annum

100+ Years Lease | Chain Free

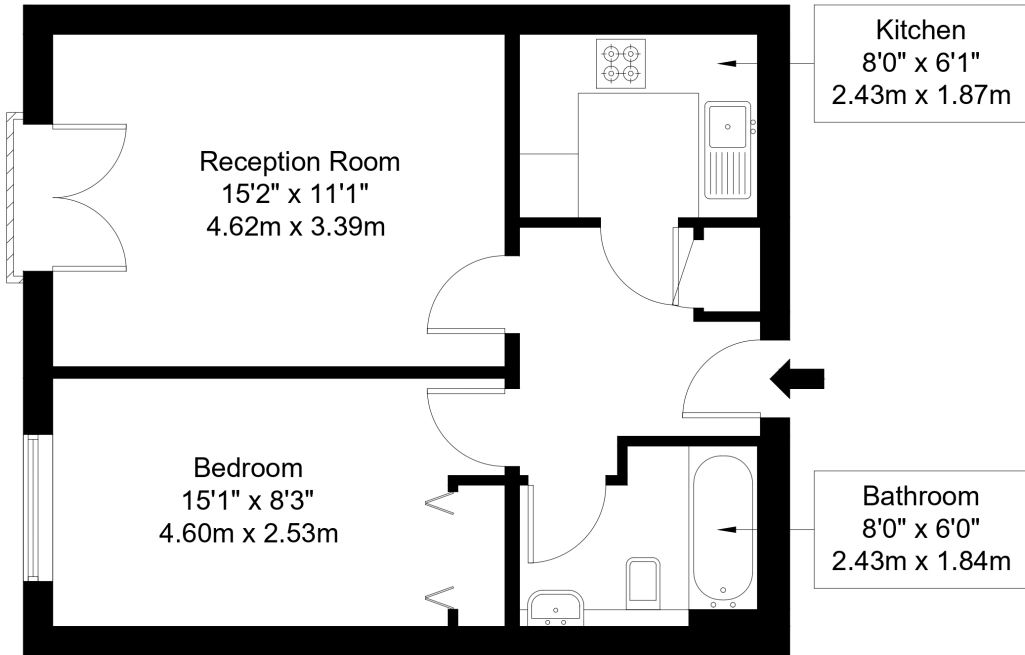
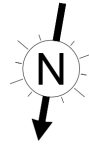




COLEFAX BUILDING, PLUMBERS ROW, E1

Plumbers Row, E1 1EQ

Approx Gross Internal Area = 43.67 sq m / 470 sq ft



Third Floor

The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Colefax Building, E1

- Bright One Bedroom Third Floor Apartment
- Juliette Balcony with Exceptional Natural Light
- Double Bedroom with Built-In Mirrored Wardrobes
- Separate Kitchen with Integrated Appliances
- 24-Hour Concierge & Security
- Residents' Gym and Private Roof Terrace
- Moments from Aldgate East & the Elizabeth Line
- EWS1 Compliant | Chain Free



470 sq ft | 43.67 sq m

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92–100) A		
(81–91) B		
(69–80) C	78	83
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
<i>Not energy efficient – higher running costs</i>		

Leasehold:
100+ Years Remaining

Service Charge:
£2,144 per annum

Ground Rent:
£150 per annum

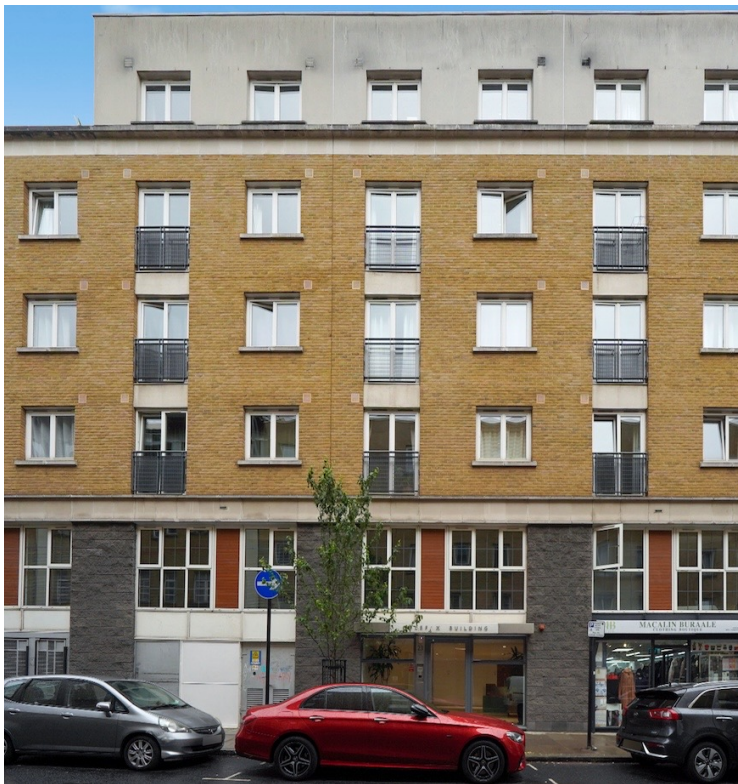
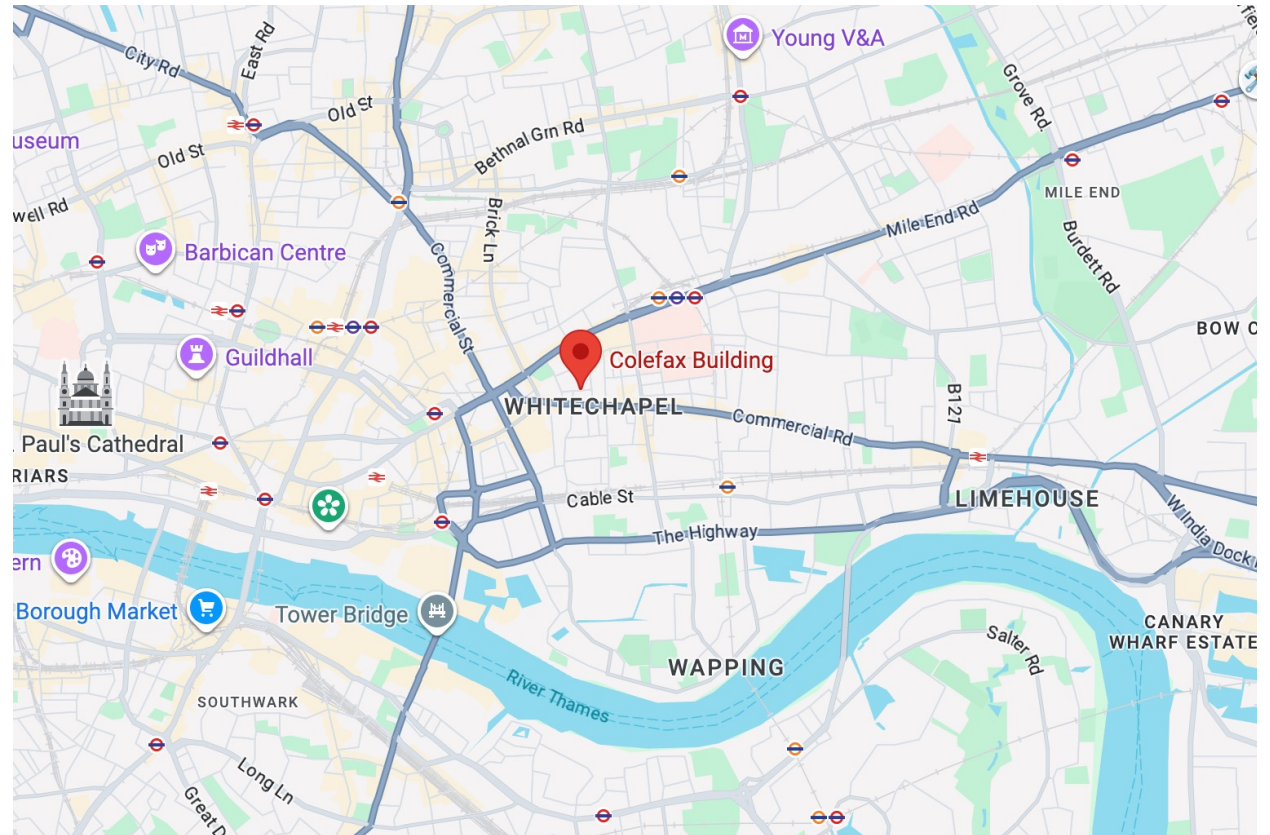
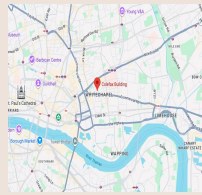


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