



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

Fantastic two bedroom apartment available with 24-hour concierge and security, a residents' gym, roof terrace and secure, private parking.

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COLEFAX BUILDING, E1

Offers Over £400,000

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**Fantastic two bedroom, two bathroom property with secure, private parking. The apartment includes 24-hour concierge and security, a residents' only gym, sauna and a private roof terrace.**

This fantastic two bedroom, two bathroom property comes with allocated parking and is walking distance from many Zone 1 tube stations. The apartment includes 24-hour concierge and security, a residents' only gym, sauna and a private roof terrace.

A generous hallway entrance gives way to two double bedrooms, one en-suite shower room and a second full bathroom. Both bedrooms include built-in storage and plenty of natural light.

The living and dining area is equipped with a Juliette balcony and overlooks the private courtyard. A semi open-plan kitchen comes with integrated appliances, plenty of countertop space, and offers ample seating for 6-8 people and a space to entertain and/or work from home.

Aldgate East and Liverpool Street stations as well as Whitechapel for the Elizabeth Line are easily accessible, whilst Brick Lane, Spitalfields Market and Tower Bridge are all within walking distance.

Chain Free. EWS1 Compliant (A1 Rating)

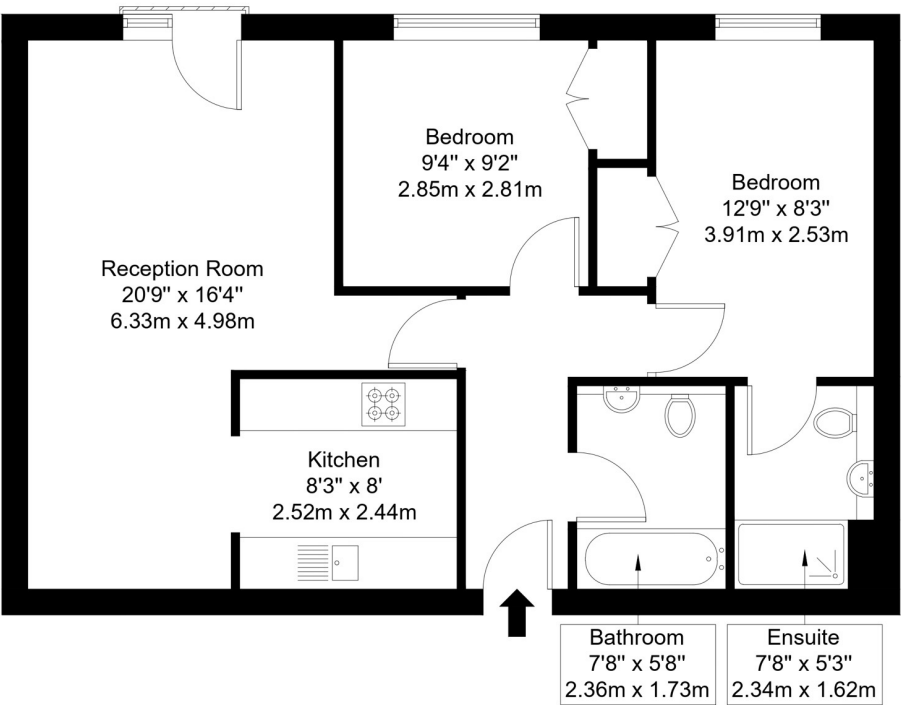
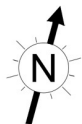
**Leasehold: Approx. 100 Years Remaining**  
**Service Charge: £4,196 per annum**  
**Ground Rent: £300 per annum**







Approx Gross Internal Area = 62.6 sq m / 674 sq ft



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not be tested and no guarantee as to their operability or efficiency can be given. Copyright © BleuPlan

## Colefax Building, E1

- Two Bedroom Apartment with Juliette Balcony
- Two Bathrooms and Excellent Built-In Storage
- Walking Distance to Zone 1 Tube Stations
- Lift Access and 24hr Concierge
- Gym, Sauna & Roof Terrace
- Secure Private Parking
- EWS1 Compliant



674 sq ft | 63 sq m | EPC Rating: C

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient – lower running costs |         |           |
| (92–100) A                                  |         |           |
| (81–91) B                                   |         |           |
| (69–80) C                                   | 70      | 79        |
| (55–68) D                                   |         |           |
| (39–54) E                                   |         |           |
| (21–38) F                                   |         |           |
| (1–20) G                                    |         |           |
| Not energy efficient – higher running costs |         |           |

Leasehold: Approx. 100 Years  
Service Charge: £4,196/annum  
Ground Rent: £300/annum  
ESW1 Certificate (A1 Rated)



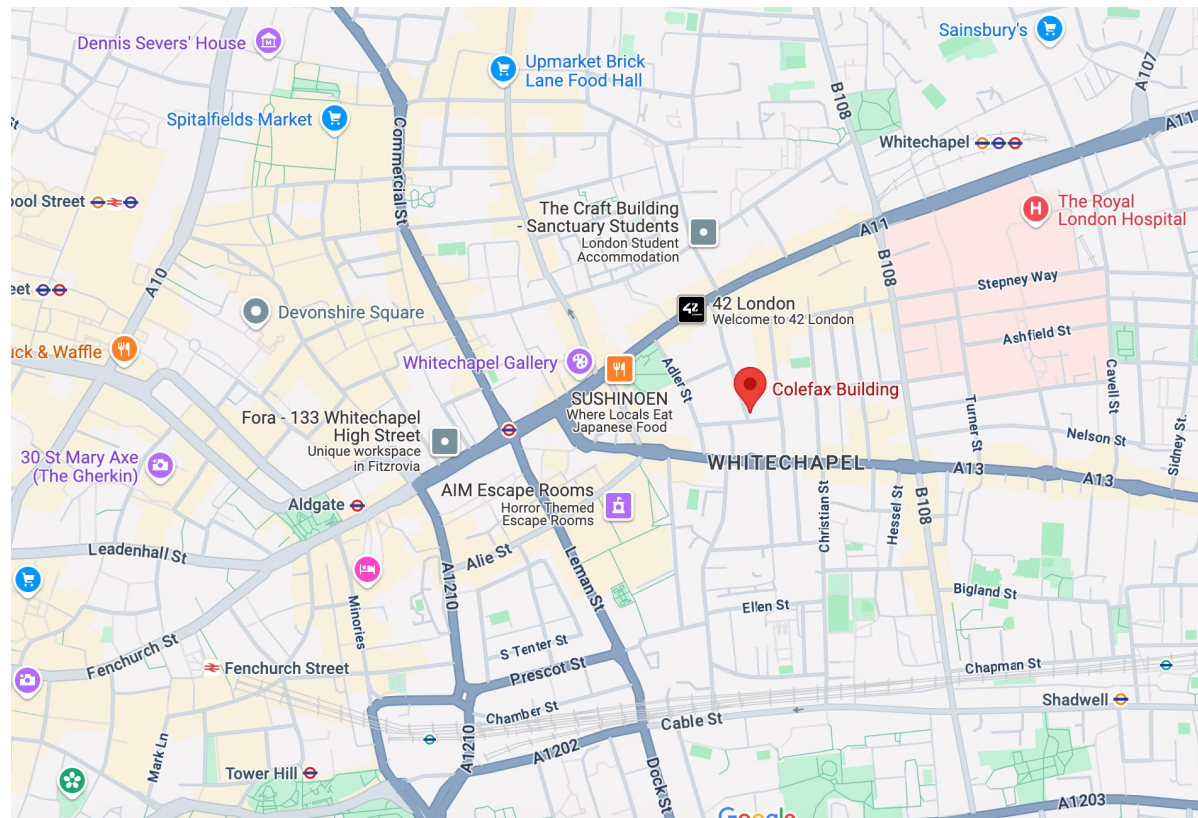


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