



## Candle Street, London, E1

On the second floor of this, canal-side development, this quiet and well-maintained furnished two bedroom apartment comes with a private balcony and excellent living space.

Secure access and with ample storage throughout, the property comprises a generous principle bedroom, a second double bedroom and a modern bathroom. The semi-open plan kitchen gives onto a large and bright lounge with access to the private balcony.

Excellent transport links are all within easy reach: Stepney Green tube (District & Hammersmith & City lines), Limehouse (c2c and DLR) and Mile End tube (Central line).

Located alongside the Regents Canal and adjacent to Mile End Park, the peaceful area is also within easy reach of Queen Mary University and all the amenities of Mile End Road.

Underground parking available by separate application.

- Two double bedroom apartment
- Popular canal-side development
- Private balcony
- Open plan kitchen/living
- Private underground parking available
- Plenty of local amenities
- Excellent storage

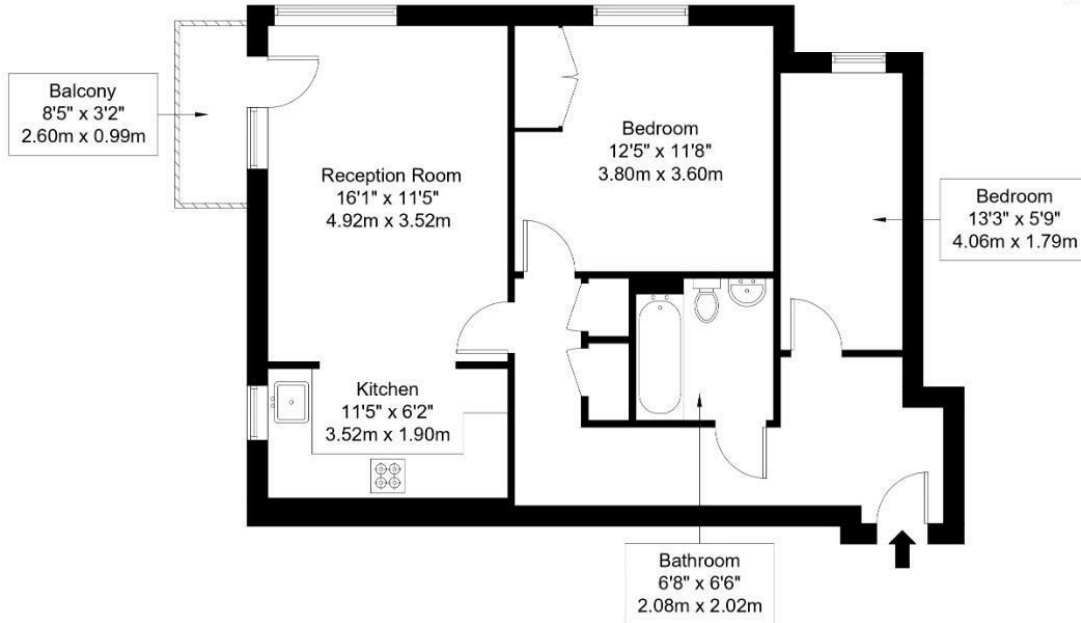
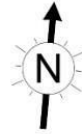
**£2,300 Per month**

# Candle Street, E1 4RS

Approx Gross Internal Area = 64.93 sq m / 699 sq ft

Balcony = 2.57 sq m / 28 sq ft

Total = 67.5 sq m / 727 sq ft



Second Floor

Ref :

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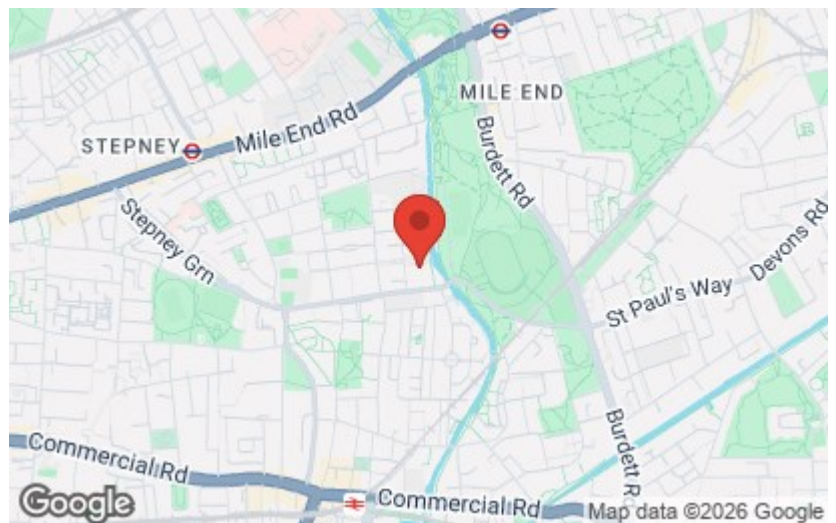
**BLEU**  
**PLAN**

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 |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



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