



## 42 St. Pauls Way, London, E3 4YJ

Very generous duplex penthouse apartment with massive terrace in a contemporary development.

The property boasts a dual aspect living room leading onto an impressive terrace ideal for alfresco dining and entertaining guests, a separate modern kitchen with access to an additional terrace, and a stylish family bathroom. Upstairs are the master bedroom ensuite with built-in wardrobe, and a second generous double bedroom.

- Naturally Bright
- Massive Terrace
- Spread Over Two Floors
- Modern Development
- Dual Aspect
- Generous Penthouse

Council Tax Band D

Please note the living room has been virtually staged.

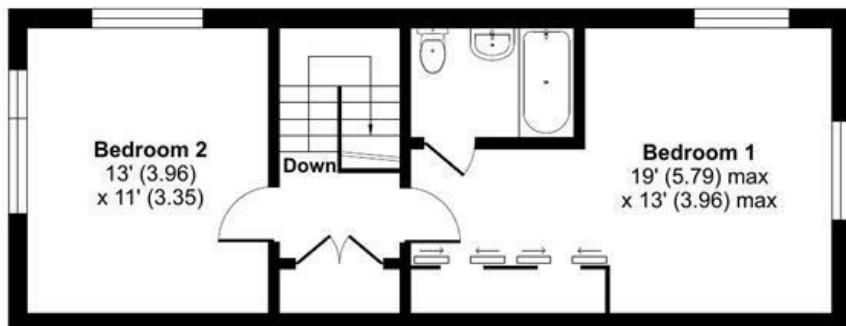
**£2,500 Per month**

**Alex & Matteo**  
ESTATE AGENTS

# St. Pauls Way, London, E3

Approximate Area = 954 sq ft / 88.6 sq m

For identification only - Not to scale



SEVENTH FLOOR

**Terrace**  
44' (13.41) max x 32' (9.75) max

**Reception Room**  
13'6 (4.11) x 13' (3.96)

**Kitchen / Breakfast Room**  
14' (4.27) max x 13' (3.96) max

**Terrace**  
13' (3.96) x 7'5 (2.26)

SIXTH FLOOR

**Alex & Matteo**  
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Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
Produced for Alex & Matteo Estate Agents. REF: 1029462

## Energy Efficiency Rating

