

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.

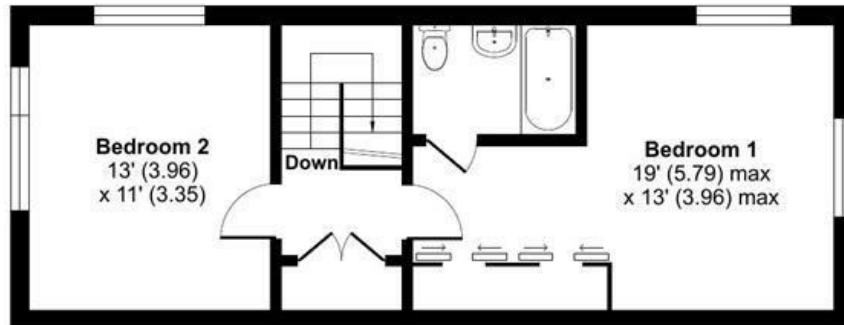
£2,500 Per month

Alex & Matteo
ESTATE AGENTS

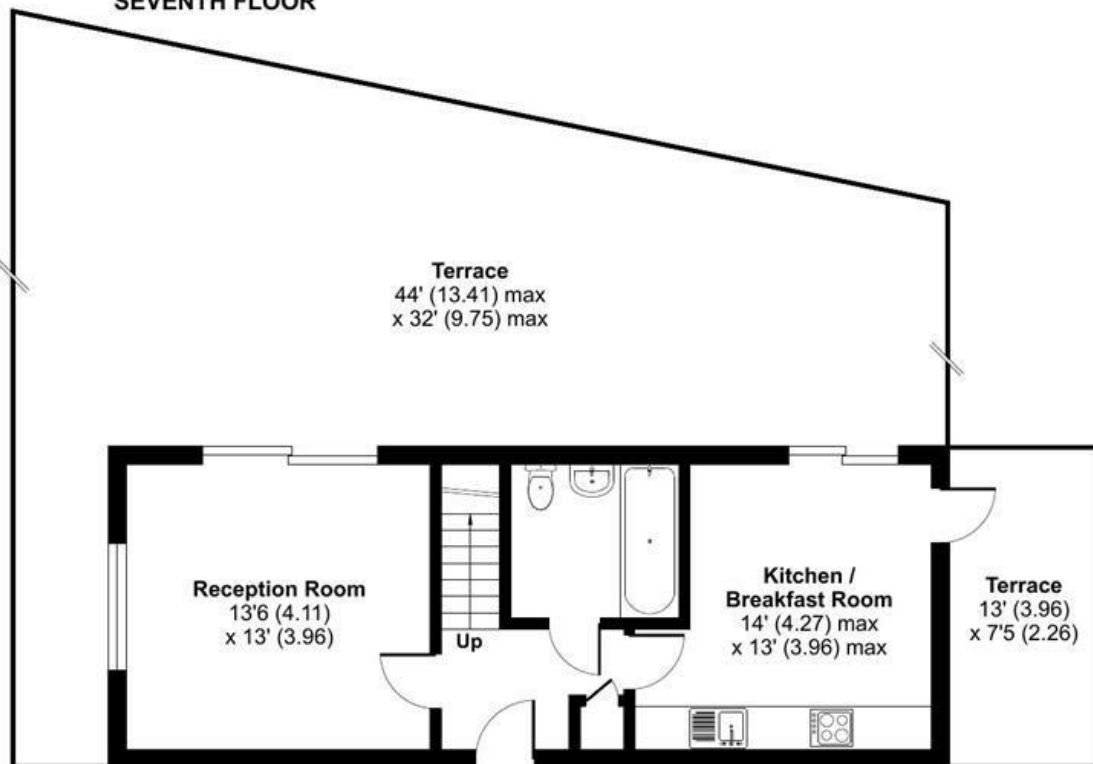
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Approximate Area = 954 sq ft / 88.6 sq m

For identification only - Not to scale



SEVENTH FLOOR



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). © nichecom 2023. Produced for Alex & Matteo Estate Agents. REF: 1029462

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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		