



## Flat 51, 46 Palmers Road, London, E2 0TB

Asking Price £385,000

- 553sqft (51.3sqm) of living space.
- Bathed in natural light.
- Located on the seventh floor with park views.
- An array of transport links.
- Open plan living.
- One bedroom apartment.
- Numerous local amenities.
- Being sold chain free.

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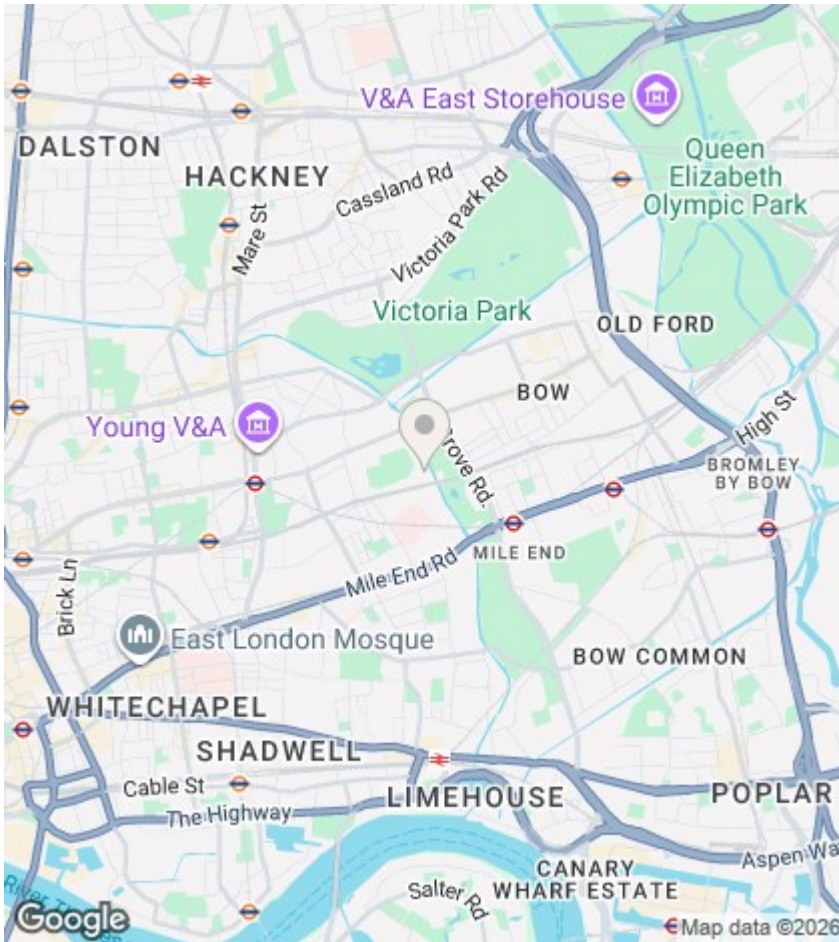
Blakestanley are delighted to present this modern one bedroom park side apartment to the market. Boasting 553sqft (51.3sqm) of living space, the property consists of an open plan kitchen and living area with direct access onto a balcony overlooking the historic Meath Gardens, offering amazing sunset views. Floor to ceiling windows in both the bedroom and living room bathe the property in natural light creating a bright and airy living space. The development also benefits from a concierge and underground bike storage. This seventh floor apartment is located next to Regent's Canal and a short walk from Victoria Park with its quaint village and weekend markets, providing great access to a number of local independent shops and restaurants. An array of transport links, including Mile End & Bethnal Green tube stations, provides easy access to the City and beyond. Sold chain free.



Council Tax Band: C







### Directions

### Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

