

# Hammonds



Flat 23, 39 Pemberton Portelet Road, London, E1 4EN

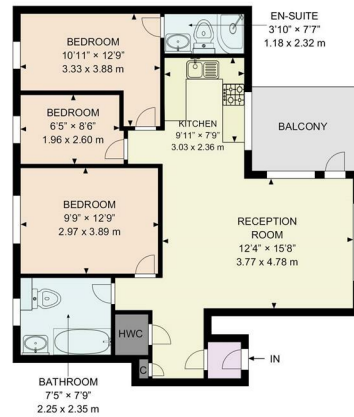
£455,000

- 3 spacious bedrooms
- Airspace flat in E1
- 1 reception room
- Viewing recommended
- 2 modern bathrooms
- Balcony with views
- Built in 2026
- New build apartment
- 795 sq ft living space
- Located on Portelet Road

Approximate Gross Internal Area = 779 sq ft / 72.36 sq m

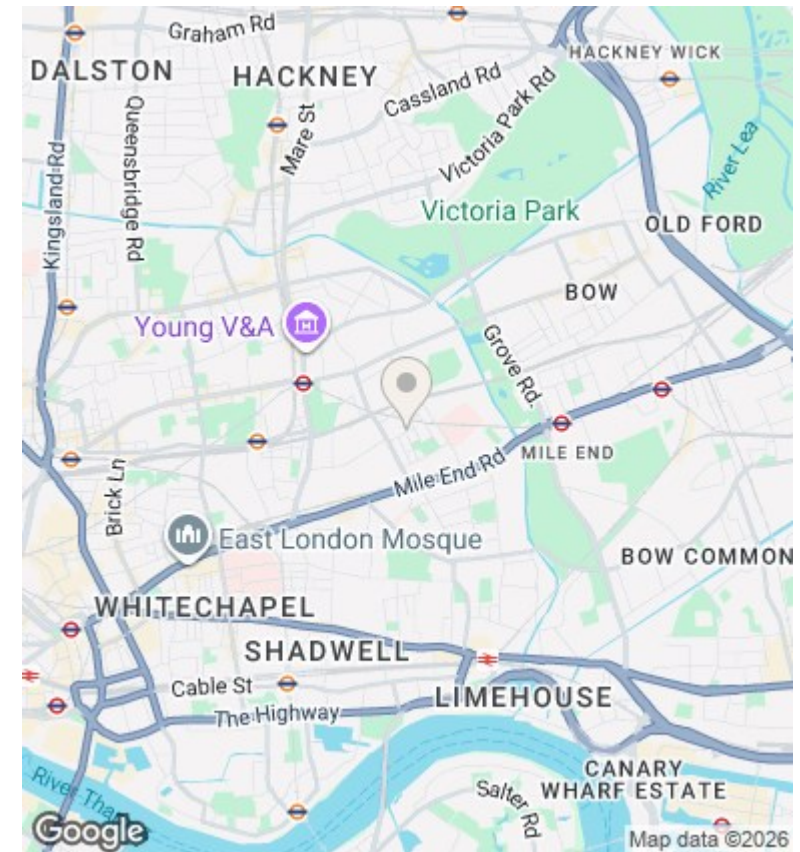
Excluding outbuilding, garage, and conservator;  
Including reduced headroom

 = Reduced headroom below 1.5m / 5'0"



FLAT 23 PEMBERTON CT, PORTLET ST, E1 4EN

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com



## Directions

## Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

B

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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	