



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Well presented two bedroom apartment available in the popular development with 24-hour concierge, residents' gym, roof terrace and private parking.

COLEFAX BUILDING, PLUMBER'S ROW, E1

Offers Over £450,000

Two bedroom, two bathroom apartment located in a popular development on the third floor, with 24-hour concierge and a private parking space.

This well-proportioned apartment is a fantastic opportunity for investors and those looking for a peaceful home in Aldgate Triangle. A development which offers 24-hour concierge, a residents' only gym, sauna and private roof terrace.

A generous hallway entrance gives way to the double bedrooms and main bathroom. Both bedrooms include built-in storage and the larger features an en-suite shower room.

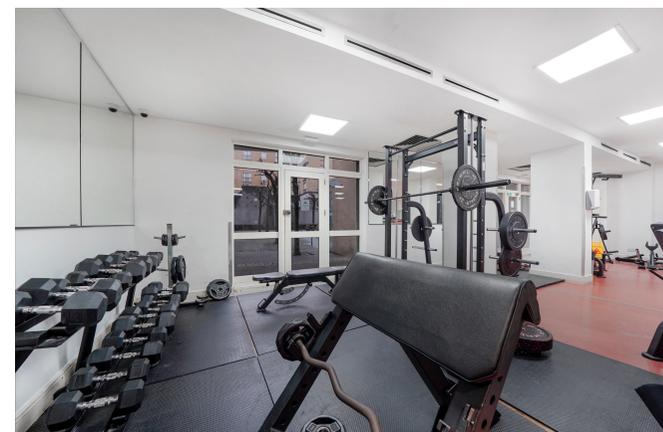
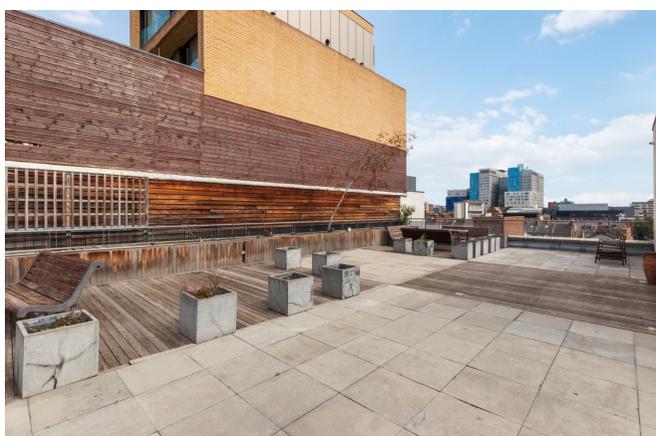
The living and dining area, equipped with Juliette balcony also overlooks the private courtyard and a separate kitchen with integrated appliances plenty of counter-top space and ample seating for 6-8.

Aldgate Triangle boasts a secure entry system, 24-hour concierge, lift access, on-site gym, sauna and a residents-only roof terrace.

Aldgate East and Liverpool Street stations are a short walk away, whilst Brick Lane, Spitalfields Market and Tower Bridge are easily accessible.

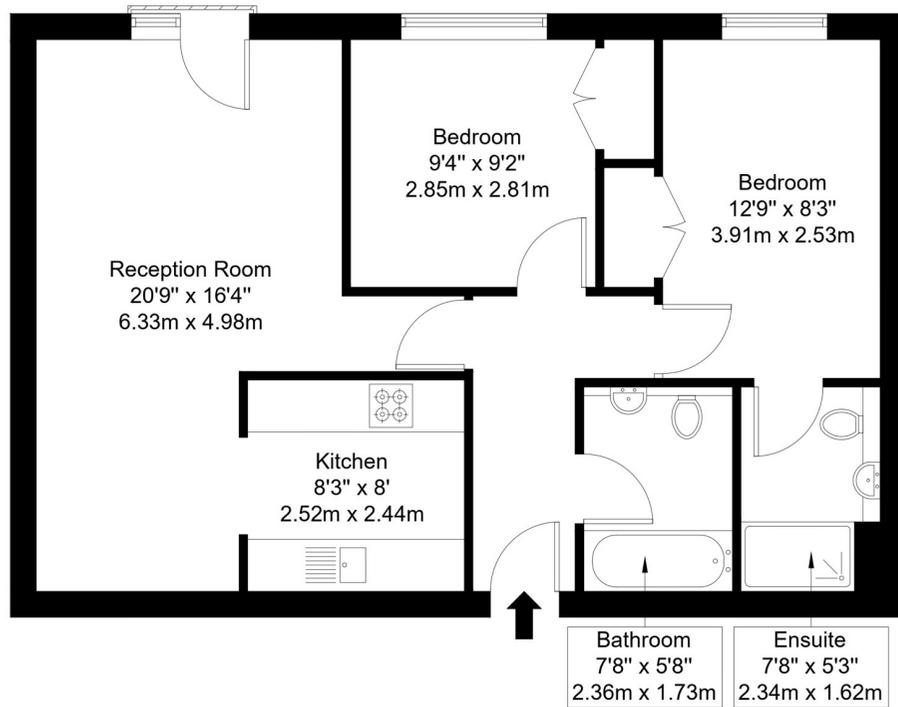
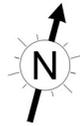
Private parking space included.
Available chain free with vacant possession.

Leasehold: 100 Years Remaining
Service Charge: £4,196 per annum
Ground Rent: £150 per annum





Approx Gross Internal Area = 62.6 sq m / 674 sq ft



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright © BleuPlan

Colefax Building, E1

- Two Bedroom Apartment with Juliette Balcony
- Two Bathrooms and Excellent Built-In Storage
- Walking Distance to Zone 1 Tube Stations
- Lift Access and 24hr Concierge
- Gym, Sauna & Roof Terrace
- Private Parking Space
- Chain Free



674 sq ft | 63 sq m | EPC Rating: C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92–100) A		
(81–91) B		
(69–80) C	70	79
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
<i>Not energy efficient – higher running costs</i>		

Leasehold: 100 Years

Service Charge: £4,196 pa

Ground Rent: £150 pa

ESW1 Certificate (A Rated)

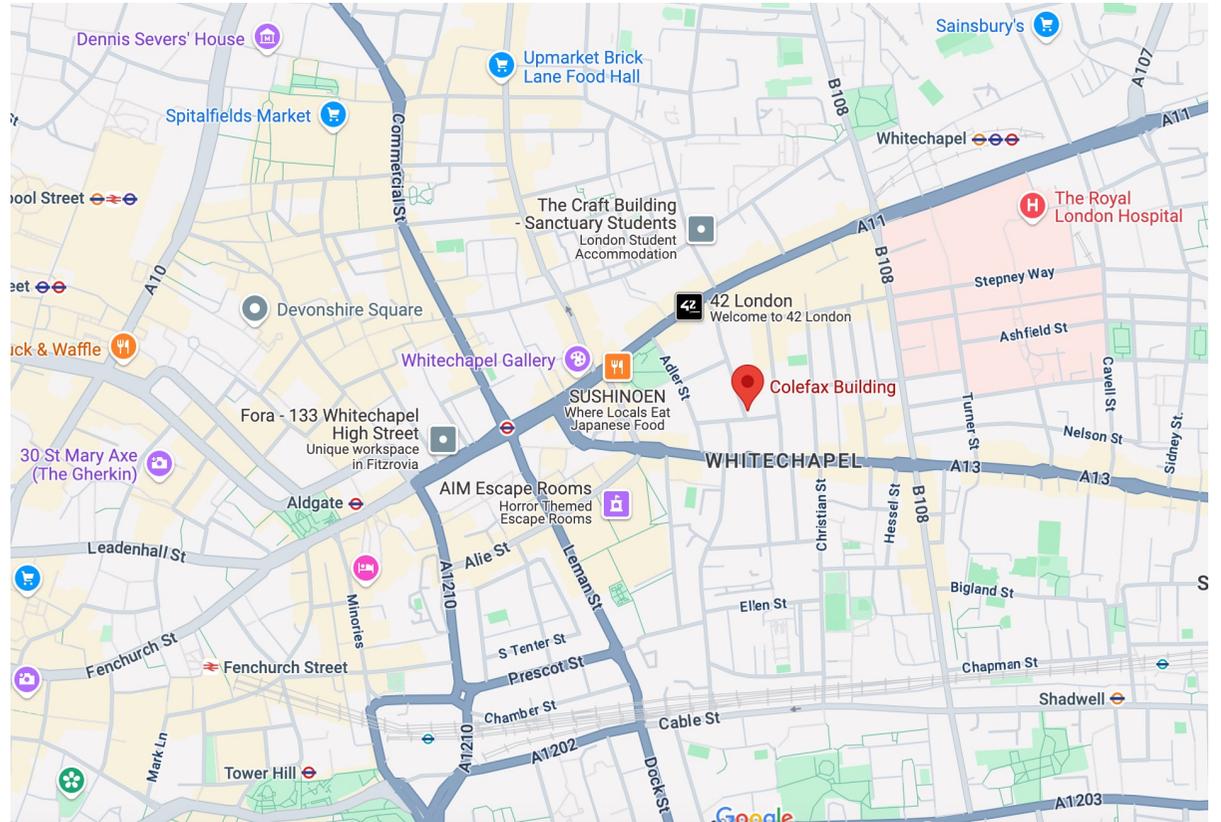


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