



Katie Court, Edwin Street, London

Situated on the eighth floor of a stylish modern residential development, this beautifully presented two-bedroom apartment offers bright, contemporary living in one of East London's most exciting locations. Offered chain free, the property is ready for its new owners to move straight into.

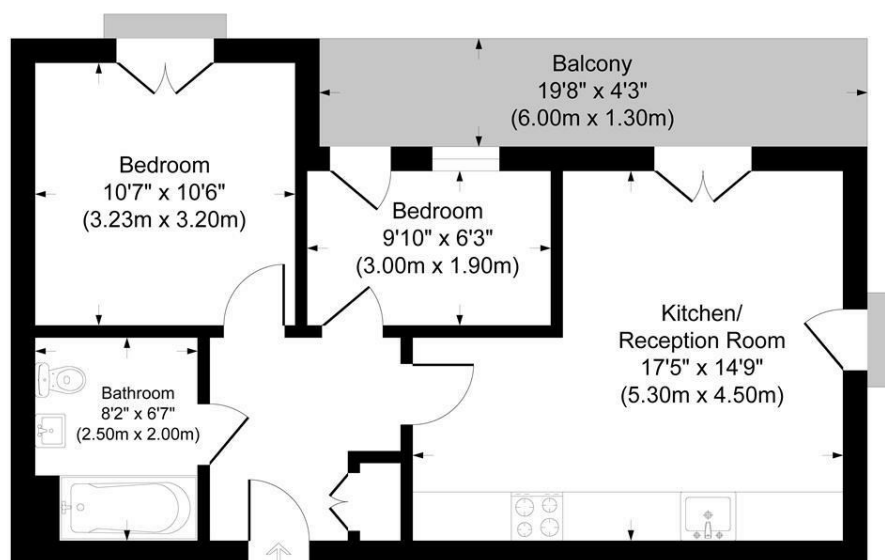
The heart of the home is a spacious open-plan living, dining and kitchen area, finished to a high standard and ideal for both relaxing and entertaining. Floor-to-ceiling windows flood the space with natural light, while direct access to a private balcony from all principal rooms creates a seamless connection between indoor and outdoor living.

The generous principal bedroom benefits from built-in wardrobes, providing excellent storage, while the second bedroom offers a versatile space, ideal as a guest bedroom, home office or nursery. Completing the accommodation is a sleek, modern three-piece bathroom, together with a generous storage cupboard in the hallway and a secure intercom entry system, adding both practicality and peace of mind.

This well-designed apartment presents an excellent opportunity for first-time buyers, professionals or investors seeking a modern home in a vibrant and well-connected location.

- Beautifully Presented Two Bedroom Flat
- Located On The Eighth Floor
- Private Spacious Balcony
- Modern Residential Building
- 0.6 Miles to Canning Town
- Council Tax Band C
- EPC Rating B
- Chain Free
- Excellent Storage Throughout
- 533 Sq Ft - 49.5 Sq M

£375,000



Eighth Floor

Katie Court Edwin Street

Approximate Gross Internal Area
Total = 49.5 sq m / 533 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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