



FUSION COURT, LONDON, E1  
£650,000 LEASEHOLD

## FANTASTIC TWO DOUBLE BEDROOM TWO-BATHROOM APARTMENT WITH PRIVATE BALCONY

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## DESCRIPTION:

A superb two double bedroom/two-bathroom apartment with large private balcony available on the first floor of this modern development. The property comprises a spacious entrance hall, large storage cupboard, master bedroom with built in wardrobes and en-suite bathroom and spacious second double bedroom with fitted wardrobes. The property also benefits from a sizable family bathroom with white three-piece suite. Finally, the hallway leads to a wonderfully bright living room and a spacious dining area with open plan kitchen featuring built in appliances including fridge/freezer, dishwasher, electric hob/oven, microwave and beautiful worktops and private balcony with views of the City Skyline.

The development features a large communal landscaped roof garden and bicycle storage. Other features of the property include underfloor heating in the bathroom, video entry phone system, Smeg kitchen appliances and luxurious finishing's throughout. Located just off Brick Lane this property is ideally placed with an array of boutique shops, cafes, pop ups, bars and restaurants on your doorstep. Bethnal Green Road, Commercial Street, Spitalfields Market and Columbia Road are also all within easy walking distance putting you right in the centre of everything Shoreditch. Shoreditch High Street station is a short walk away and Liverpool Street and Aldgate East are a short stroll away offering fantastic access across the city.

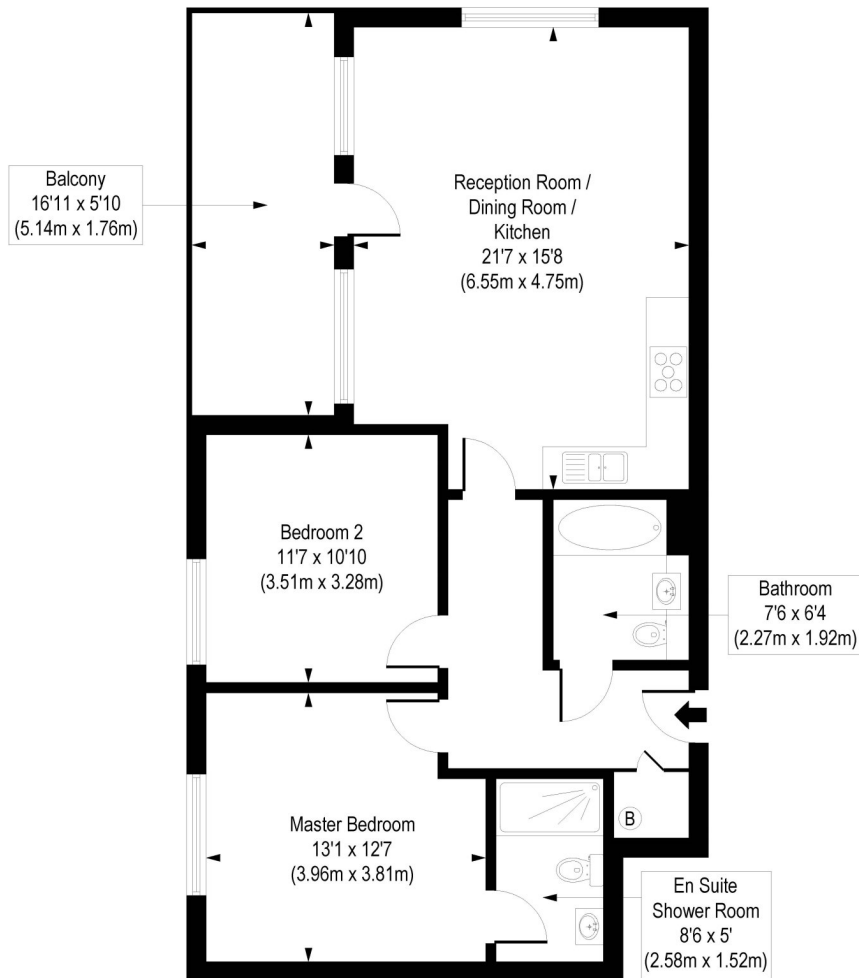
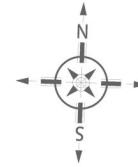
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# Sclater Street, E1

Approx. Gross Internal Floor Area 822 sq. ft / 76.41 sq. m



First Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-58) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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