



CASSON STREET, LONDON, E1  
**£500,000 LEASEHOLD**

## A WELL PROPORTIONED TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT 0.3 MILES TO ALDGATE EAST STATION

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## DESCRIPTION:

A well-proportioned, light and bright, two double bedroom, second floor apartment only 0.3 miles from Aldgate East station and on a residential street.

Originally marketed as Sapphire Court, the property is situated within a contemporary development just off 'gastronomic' Brick Lane and benefits from triple glazed windows, gas central heating, fob/videophone entry access, and bicycle storage.

The property comprises of an entrance hall, two generously sized double bedrooms, a modern family bathroom with three-piece suite, tiled flooring, and a standing shower. The open plan kitchen/living room comes with fitted A/C and is south-west facing allowing the two large windows to fill the hosting space with abundance of natural light. Kitchen is fitted with gas hob with electric oven, washing machine, dishwasher, and space for a fridge/freezer.

The property is ideally positioned in-between Whitechapel, Brick Lane, and Spitalfields's Market. It is also only 0.2 miles to Whitechapel Gallery and 0.9 miles to Columbia Flower Market with area offering a diverse mix of people, vast range of local amenities, large Sainsbury's, shops, cafes, bars and restaurants with Whitechapel High Street, Aldgate, Aldgate East, Brick Lane, Shoreditch, Liverpool Street and City square mile all within comfortable distance.

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 Approx. Gross Internal Floor Area 594 sq. ft / 55.19 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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)	A	82	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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