



KINGS ARMS COURT, LONDON, E1
OFFERS IN EXCESS OF **£490,000** LEASEHOLD

A THIRD FLOOR TWO DOUBLE BEDROOM APARTMENT WITHIN A MODERN BLOCK JUST OFF BRICK LANE

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DESCRIPTION:

A wonderfully light and bright third floor two-bedroom apartment spanning close to 700sqft. The property is situated within a contemporary development just off Brick Lane and comprises an entrance hall, family bathroom with white three-piece suite, tiled flooring, a large wall mounted mirror and chrome towel rail, an open plan kitchen/living room with dual aspect windows allowing plenty of natural light to fill the room, gas hob with electric oven, washing machine and space for a fridge/freezer. Leading down the hallway you have two storage cupboards and finally two double bedrooms with built-in storage and south-east facing windows. The flat also benefits from gas central heating and double glazing. The development offers CCTV, a lift and a bike store for residents.

Kings Arms Court is ideally placed minutes from Aldgate East, Aldgate, Whitechapel (Crossrail) and Liverpool Street Stations. Shoreditch overground is also close by. In addition, you also have a vast array of boutique shops, art galleries, pop ups, cafes, bars and restaurants on your doorstep with Brick Lane, Spitalfields Market and Shoreditch High Street on your doorstep.

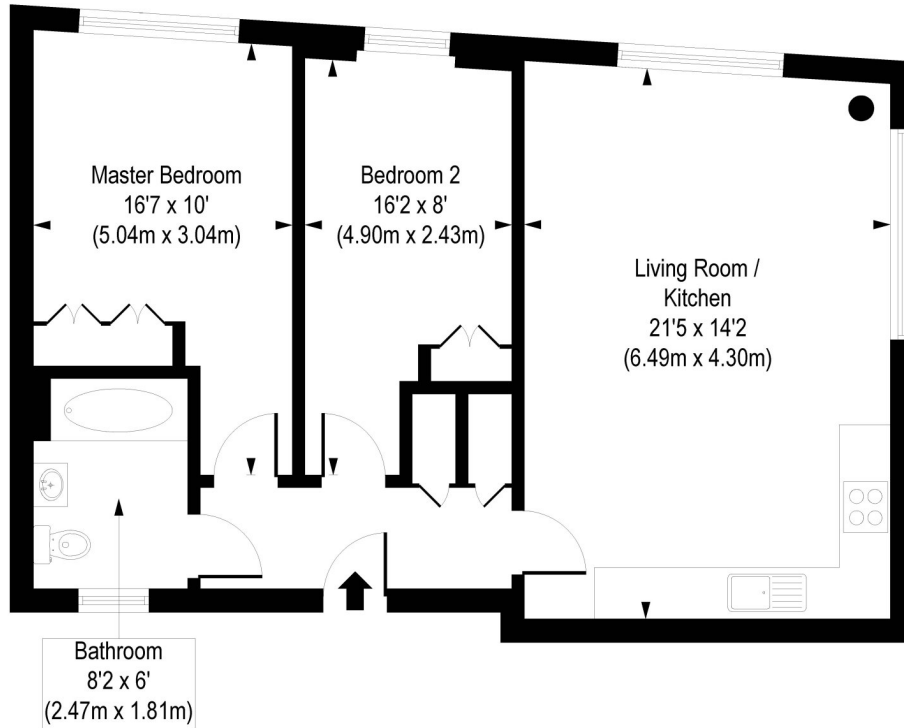
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Approx. Gross Internal Floor Area 694 sq. ft / 64.43 sq. m



Third 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-)	A	81	1
(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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