



COMMERCIAL ROAD, LONDON, E1
£720,000 LEASEHOLD

STUNNING 880 SQ. FT. TWO BEDROOM TWO BATHROOM APARTMENT WITH CITY VIEWS

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DESCRIPTION:

A modern and stylish two-bedroom, two-bathroom apartment located on the upper floor of the building, offering spectacular city views. This well-proportioned 81 sqm apartment is finished to a high standard and boasts a bright, open-plan living space with floor-to-ceiling patio doors leading onto the balcony.

The property comprises a master bedroom with en-suite bathroom, a second double bedroom, and a family bathroom with both a bath and shower. The stylish living area opens onto a private balcony, perfect for enjoying the stunning views of the city skyline.

Additional features include lift access to the upper floor, and a sleek, contemporary finish throughout. While there is no parking, the property is ideally located with easy access to public transport, local amenities, and the vibrant city centre.

This property offers an enviable location with proximity to a range of boutique shops, cafes, bars, and restaurants, making it the ideal home for those seeking both luxury and convenience in the heart of the city.

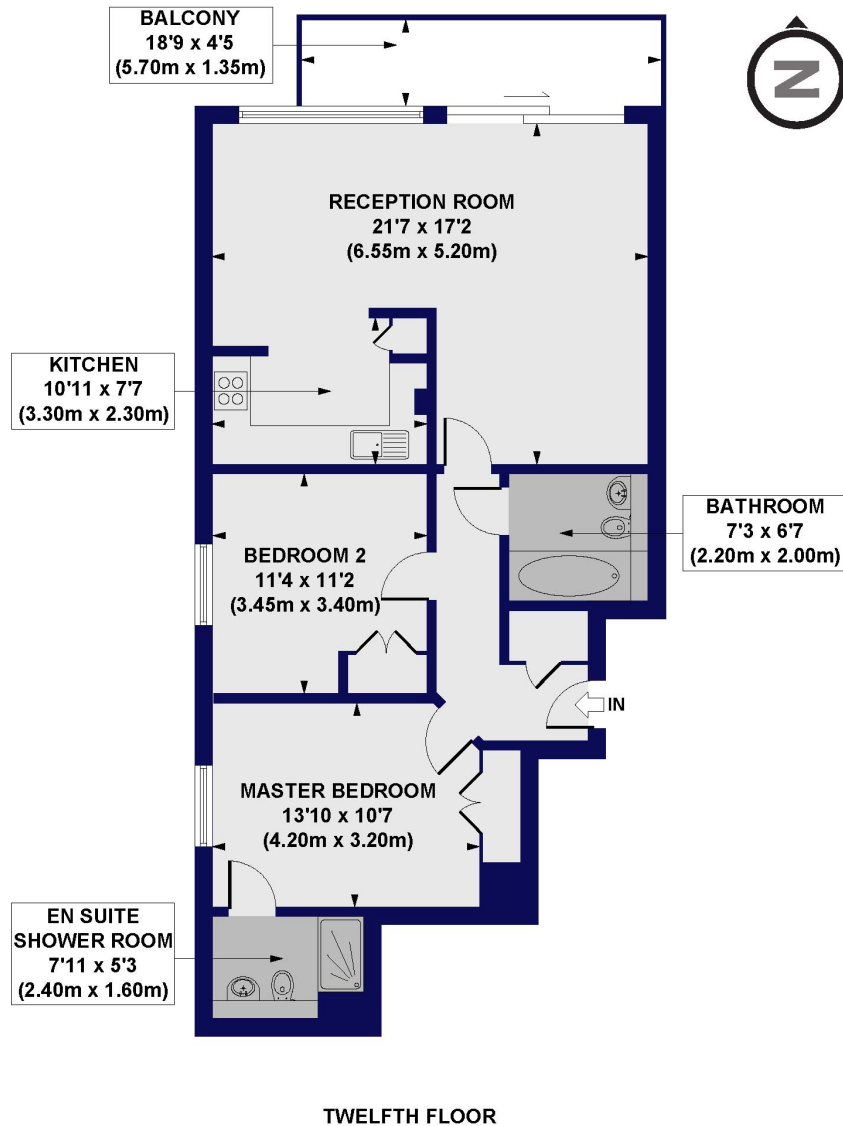
*Please note service charge does not include sinking fund which is an approx £2,437.62 PA

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Commercial Road, E1
Approx. Gross Internal Floor Area 880 sq. ft / 81.76 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		
(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, Scotland & Wales		74	81
EU Directive 2002/91/EC			

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