



SOL FRANKEL HOUSE, PEDLEY STREET, LONDON, E1
£535,000 LEASEHOLD

A BRIGHT AND MODERN TWO DOUBLE BEDROOM FIFTH FLOOR APARTMENT WITH PRIVATE BALCONY

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DESCRIPTION:

A 753 sq. ft. light, bright, and airy two double bedroom, fifth floor apartment, situated in a contemporary development just off Brick Lane, which benefits from a private north-west facing balcony, cycle storage, and secure entry system.

The property comprises of an entrance hall with plentiful storage space including a laundry cupboard with washer-dryer; two generously sized double bedrooms, with the master bedroom featuring floor to ceiling windows and allowing access to the balcony; a family bathroom with a white three-piece suite, tiled flooring, and a bath with overhead shower attachment; and an open plan kitchen/living room with dishwasher, full length fridge/freezer, electric hob, oven and access to the private balcony which floods the property with natural light.

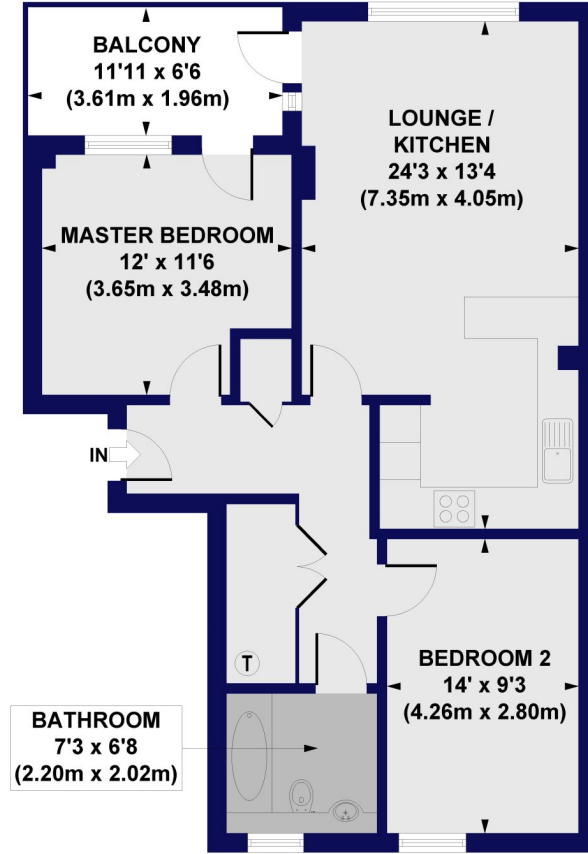
Pedley Street is in a very central location between Shoreditch, Bishopsgate, Bethnal Green and Whitechapel Stations (Elizabeth Line) offering easy access into the City by foot or by the variety of transports links. Shoreditch High Street Station is 0.5 miles away, Bethnal Green Underground is 0.9 miles, and Whitechapel Station is 0.7 miles away which connects City, Canary Wharf and Stratford, whilst being on a direct line to Heathrow Airport. You also have a wealth of local amenities with Brick Lane, Columbia Road, Spitalfields City Farm and Spitalfields Market all within close proximity.

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Sol Frankel House, Pedley Street, E1
Approx. Gross Internal Floor Area 753 sq. ft / 69.92 sq. m



FIFTH FLOOR

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		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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