



BUCKLE STREET, LONDON, E1  
£750,000 LEASEHOLD

## A GENEROUS 978 SQ.FT. TWO BEDROOM TWO BATHROOM MODERN APARTMENT IN A BOUTIQUE DEVELOPMENT

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## DESCRIPTION:

A stylish and modern two double bedroom, two-bathroom apartment located on the 3rd floor of a modern boutique development which offers only one flat per floor. The apartment has been finished to a high specification throughout and boasts underfloor heating, video entry system, ceiling to floor windows, fully fitted kitchen, and secure cycle storage.

Measuring a generous 978 sq. ft., this stunning property boasts plenty of fitted storage spaces and very airy rooms. It briefly comprises a very large reception with a sleek open-plan fully-fitted kitchen, leading into a study separated from the reception by lovely French doors; a large master bedroom including a stylish ensuite shower room; a spacious second double bedroom with a fitted wardrobe; a contemporary family bathroom.

The property is enviably located moments from Aldgate East and Aldgate underground stations, you are within walking distance of Whitechapel and Liverpool Street Station offering excellent access across the City and major airports. There is an array of local amenities as well as Brick Lane and Spitalfields market close by with a range of boutique shops, art galleries, cafes, bars and restaurants.

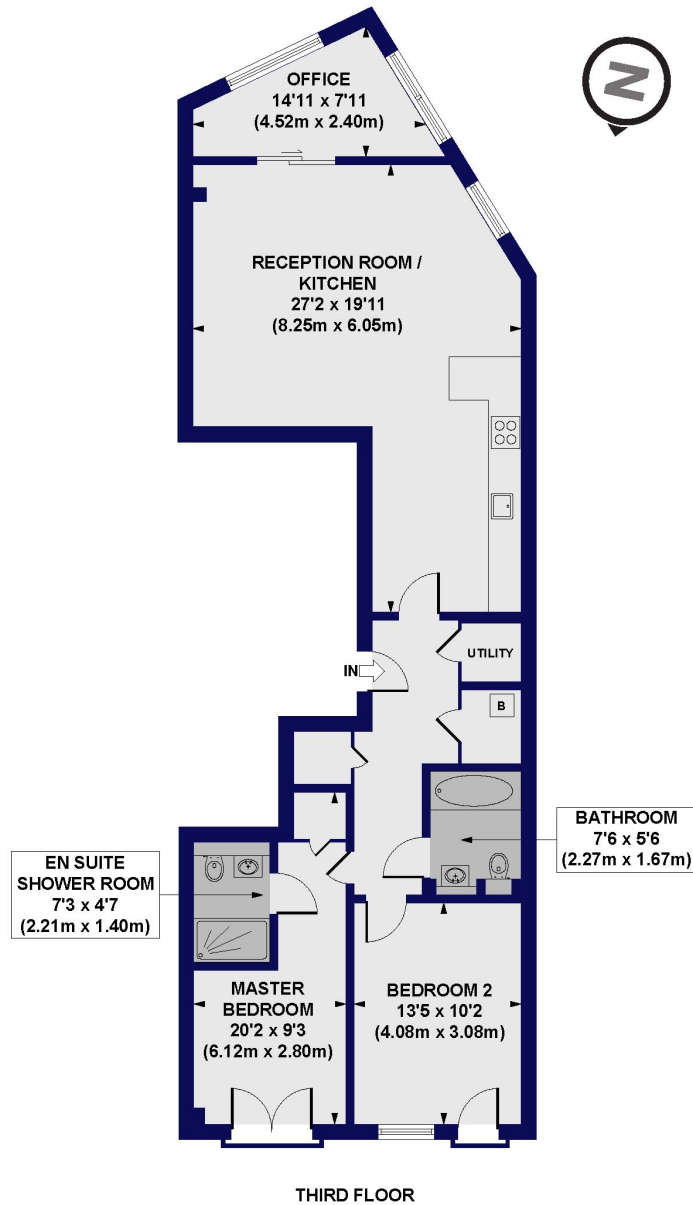
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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**Buckle Street, E1**  
**Approx. Gross Internal Floor Area 978 sq. ft / 90.88 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			
(92-100) <b>A</b>		87	87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <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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