



THE ARCHER TOWER, BERGER ROAD, LONDON, E9  
£435,000 LEASEHOLD

## LARGE MODERN ONE BEDROOM APARTMENT WITH BALCONY

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## DESCRIPTION:

This spacious 751 sq ft one-bedroom apartment, located on the 12th floor of a contemporary modern development, offers exceptional views of the London skyline.

The apartment features a generous double bedroom with built-in storage, ensuring both style and practicality. The modern bathroom suite is both stylish and functional. Additional storage is plentiful throughout the apartment, helping to keep the space organized and clutter-free. The open-plan kitchen and reception area is perfect for both relaxation and entertaining, and it opens onto a private balcony which is an ideal spot to enjoy the panoramic city views.

Residents will appreciate the added conveniences, including a dedicated concierge service, secure entry, and bike storage.

The Archer Tower is ideally situated just moments from Homerton Station, providing quick and easy access to the City and West End. Additionally, the nearby Victoria Park and Well Street Common offer pleasant green spaces for relaxation and leisure.

\*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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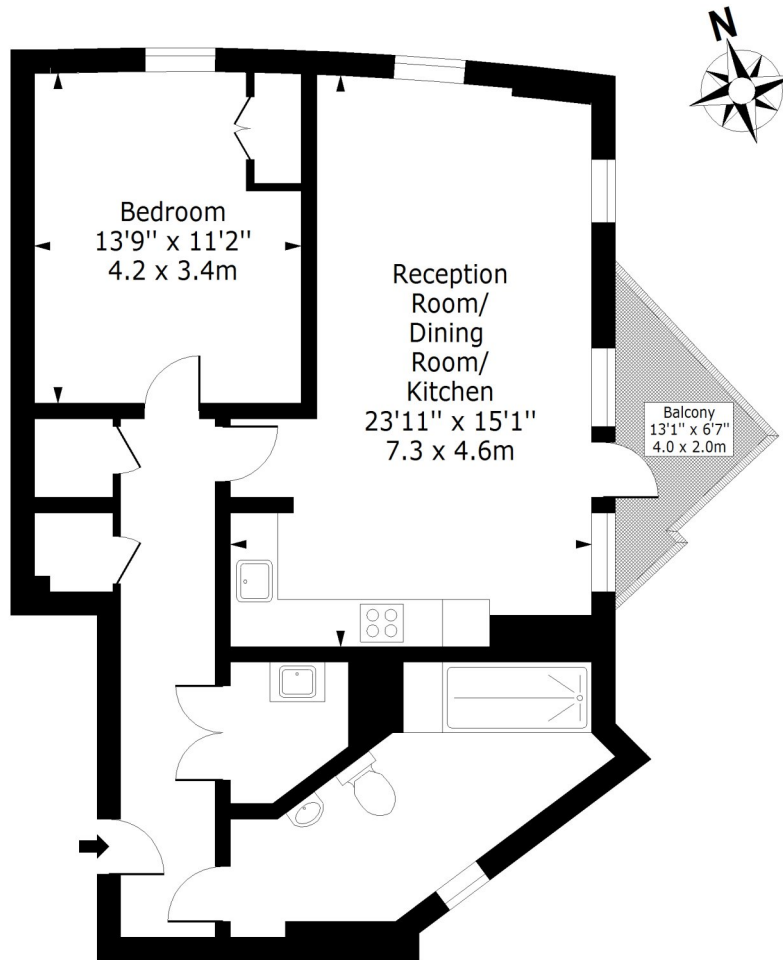


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## The Archer Tower, E9

Approx. Gross Internal Area (Exclude Balcony) 751 Sq Ft - 69.77 Sq M

Approx. Gross Internal Area (Include Balcony) 794 Sq Ft - 73.76 Sq M



### Twelfth Floor

Floor Area 751 Sq Ft - 69.77 Sq M

For Illustration Purposes Only - Not To Scale

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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	82	82
(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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