



23 Plumbers Row, Aldgate, E1 1EQ Offers In Excess Of £325,000



** CHAIN FREE APARTMENT WITH COMMUNAL ROOF TERRACE, RESIDENT'S GYM & LEISURE FACILITIES **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to present to the sales market this one bedroom, third floor apartment within Colefax Building, part of the Aldgate Triangle development in Aldgate East, E1. The property boasts a bright reception room, semi-open-plan kitchen, three piece bathroom, and generously sized bedroom within a secure building with concierge and gym, sauna and spa facilities as well as communal roof terrace. The property is offered chain free and ideal for a first time buyer or investor.

Plumbers Row is ideally located off Commercial Road, moments from the trendy Brick Lane as well as being in close proximity to the amenities available in nearby Shoreditch. Aldgate East station is within short walking distance for easy access into Central London and beyond. To arrange a viewing please call the OC Homes team now.

Viewing

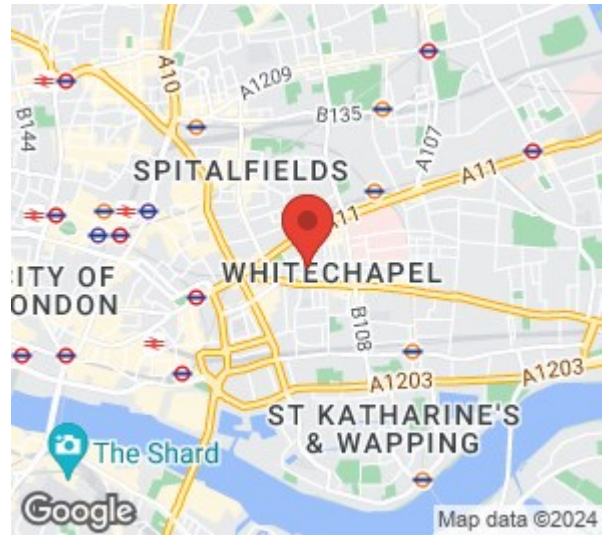
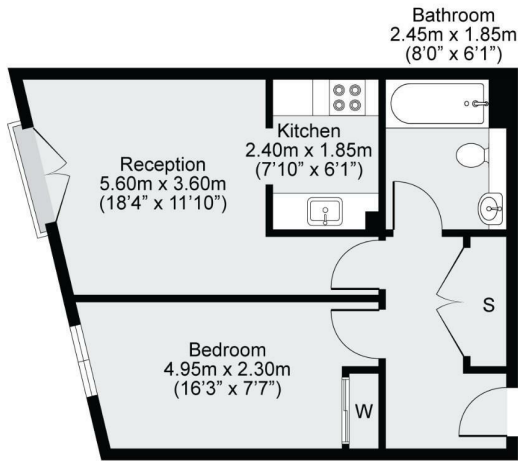
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM APARTMENT
- THIRD FLOOR
- RESIDENT'S GYM, SAUNA & SPA
- CONCIERGE SERVICE
- COMMUNAL ROOF TERRACE
- CHAIN FREE
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES



Colefax Building, Plumbers Row, London, E1

GROSS INTERNAL AREA
44.0sqm / 473.6sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
44.0sqm / 473.6sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.0sqm / 21.5sqft

EXTERNAL STRUCTURAL FEATURES
Carport, Balcony, Terrace, Alcantara etc.
0.0sqm / 0.0sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sqm / 0.0sqft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	85

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	77	80



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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