



SOL FRANKEL HOUSE, 43 PEDLEY STREET, LONDON, E1
OFFERS IN EXCESS OF £550,000 LEASEHOLD

FANTASTIC TWO DOUBLE BEDROOM FOURTH FLOOR APARTMENT WITH PRIVATE BALCONY

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DESCRIPTION:

A light, bright, and airy two double bedroom, fourth floor apartment, situated within a contemporary development just off Brick Lane, which benefits from a private north-west facing balcony and secure entry system.

The property comprises 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 shower over attachment; and an open plan kitchen/living room with dishwasher, full length fridge/freezer, dual aspect windows and access to the private balcony which floods the property with natural light.

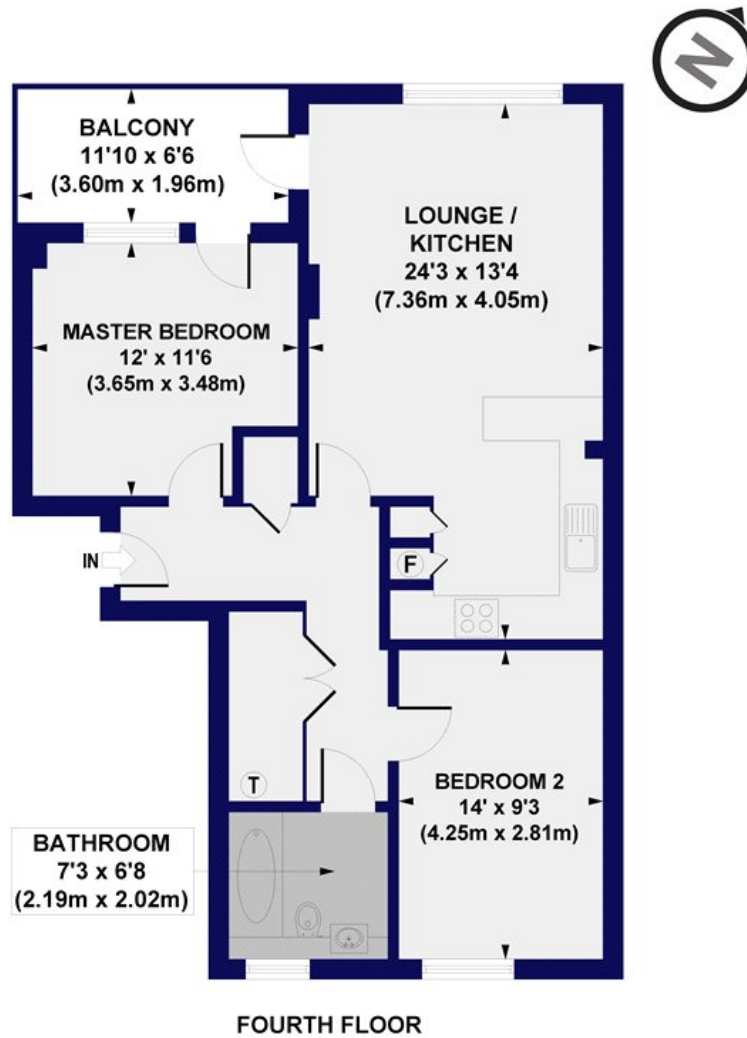
Pedley Street is in a very central location between Shoreditch, Bishopsgate, Bethnal Green and Whitechapel (Elizabeth Line) offering easy access into the City by foot or by the variety of transports links close by. You are within walking distance to Shoreditch High Street Station, Bethnal Green Underground and Overground stations, Whitechapel Station, Aldgate East and Liverpool Street, putting it one stop from the 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 / 70.00 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	84	84
(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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