



MORTON CLOSE, LONDON, E1
£349,995 LEASEHOLD

MODERN ONE BEDROOM APARTMENT IN GATED DEVELOPMENT

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DESCRIPTION:

Situated on the 3rd floor of a well-maintained, gated development, this bright and modern one bedroom apartment offers 522 sqft of thoughtfully designed living space.

The property features a spacious double bedroom, a contemporary bathroom, an open-plan living area with a Juliette balcony that brings in an abundance of natural light and a secure parking space.

Ideal for first-time buyers, investors, or those seeking a low-maintenance London base, the flat benefits from a long 977 year lease and is offered vacant and chain-free.

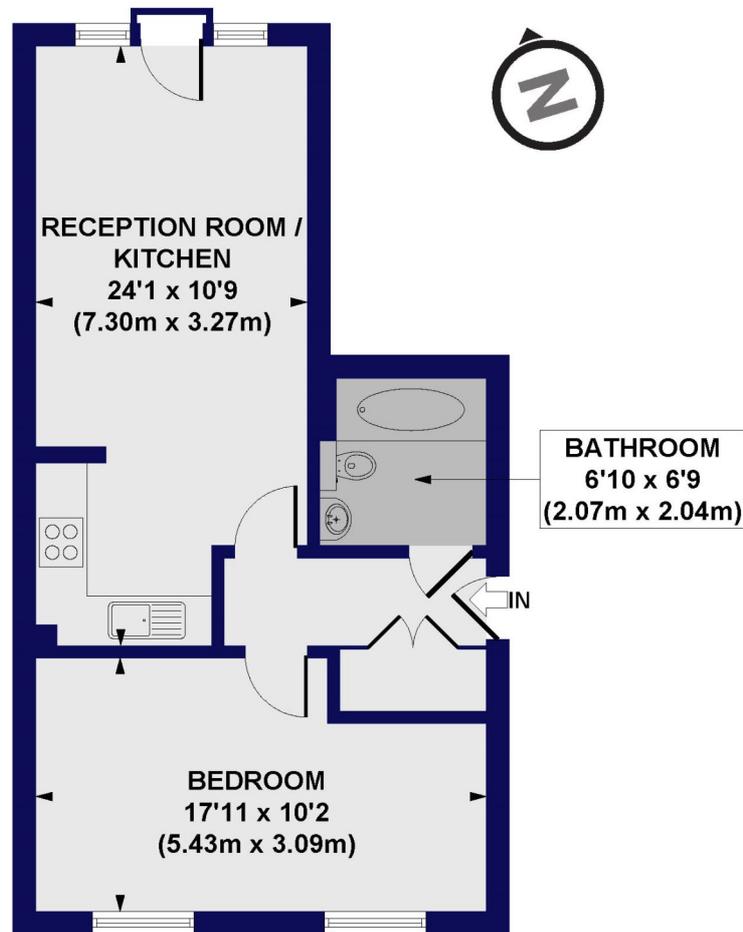
Residents can enjoy beautifully kept communal gardens, and the development is ideally located close to excellent transport links including Shadwell Station, which is only 0.2 miles away, ensuring easy access to Shoreditch, Canary Wharf, the City and beyond.

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Morton Close, E1
Approx. Gross Internal Floor Area 522 sq. ft / 48.52 sq. m



THIRD 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	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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