



PORCELAIN HOUSE, ST. PAULS WAY, LONDON, E3
£415,000 LEASEHOLD

A STUNNING FIRST FLOOR ONE BEDROOM APARTMENT WITH PRIVATE BALCONY

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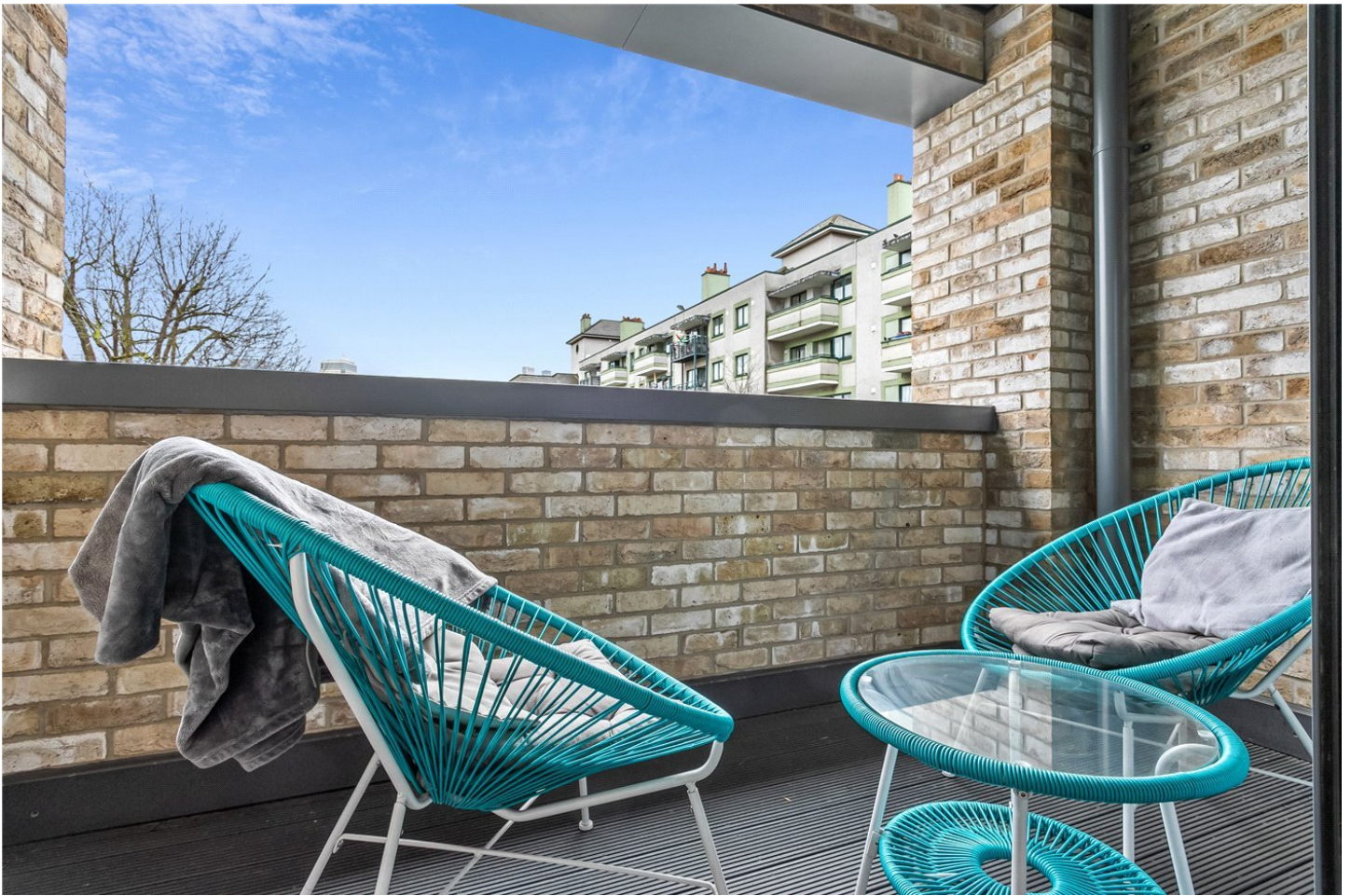
DESCRIPTION:

A light and bright, one bedroom, first floor apartment with private south-facing balcony, situated within a contemporary development in E3 and benefits from underfloor heating and fob/videophone entry access.

Standing at 545sqft, the property has been tastefully decorated and features south-facing windows flooding the property with natural light. The well-proportioned open plan living room opens out onto a private balcony with views of Canary Wharf skyline. The fully fitted kitchen features plentiful cupboard space and kitchen island, allowing for the perfect entertaining space. The master bedroom also has access to the balcony and has plentiful wardrobe space, while the apartment is completed with a modern family bathroom and plenty of storage space.

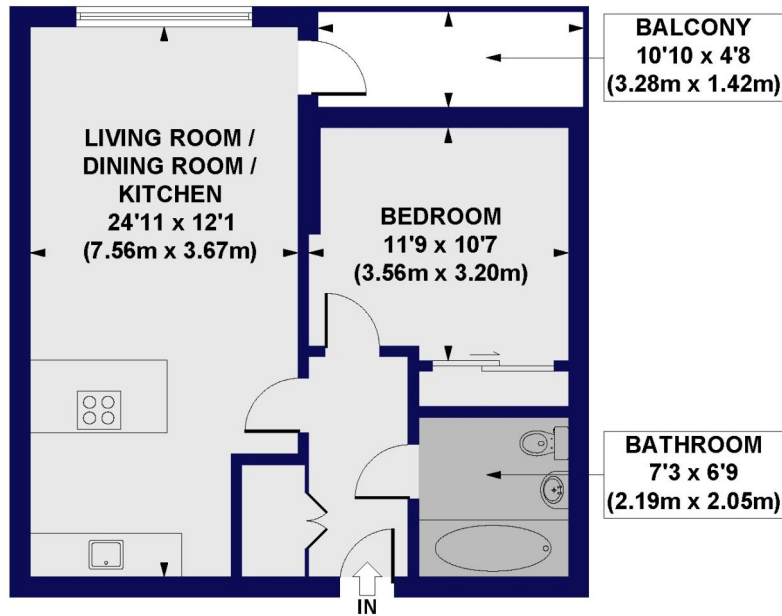
Nestled on St. Pauls Way, this residence enjoys a prime location, a few minutes from Mile End Leisure Centre, Mile End Park, Bartlett Park, Limehouse Cut canal and a short bus ride to Victoria Park. It is also approximately 0.7 miles from Mile End underground station and 0.8 miles from Westferry DLR station. This strategic positioning ensures effortless access to the bustling hubs of Canary Wharf and The City of London.

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Porcelain House, St. Pauls Way, E3
 Approx. Gross Internal Floor Area 545 sq. ft / 50.62 sq. m



FIRST 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			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-59) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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