

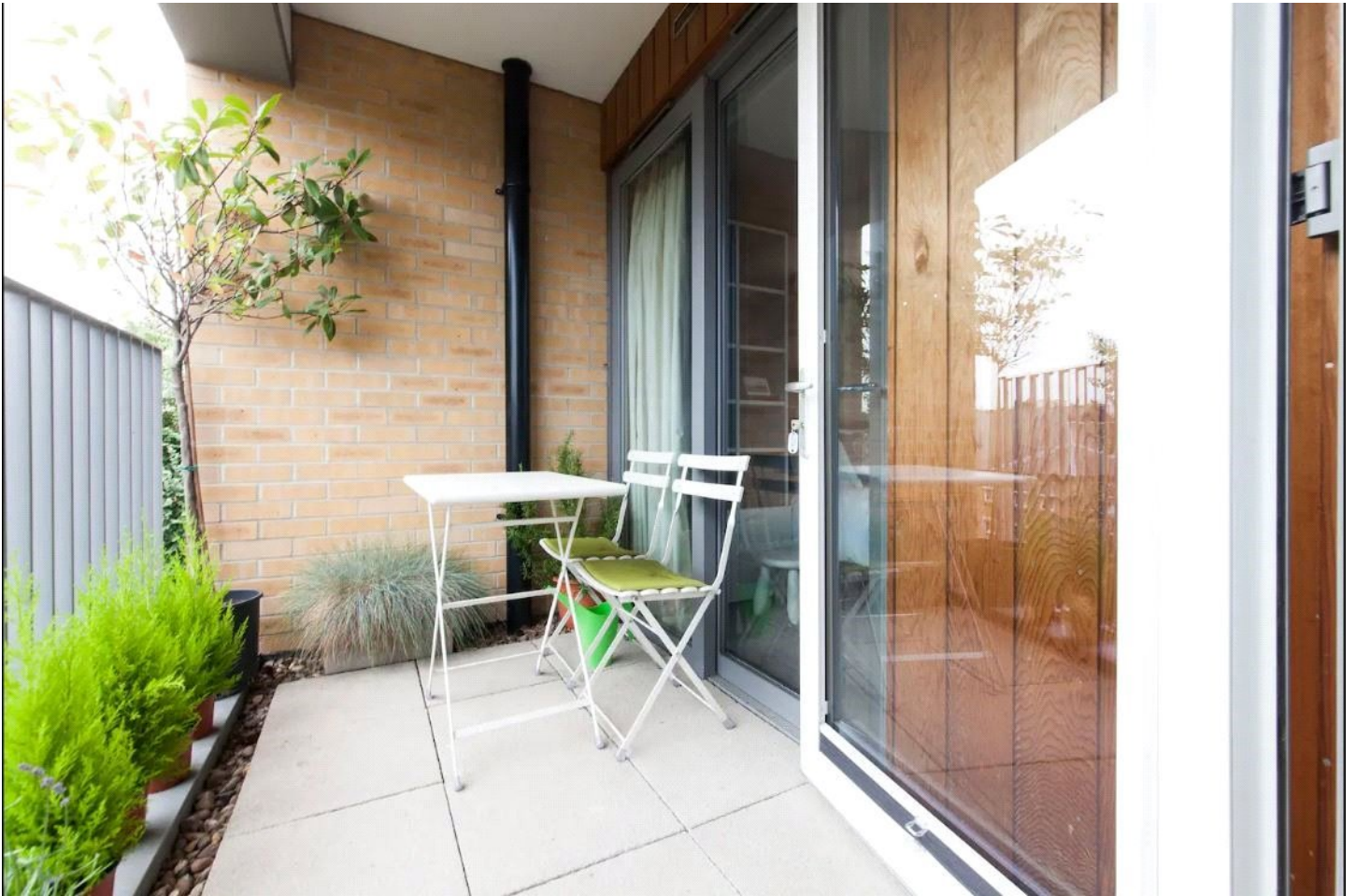


**TRIA APARTMENTS, DURANT STREET, LONDON, E2
OFFERS IN EXCESS OF £440,000 LEASEHOLD**

BEAUTIFUL ONE BEDROOM THIRD FLOOR APARTMENT WITH PRIVATE BALCONY

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

Winkworth



DESCRIPTION:

A beautifully presented, bright one bedroom third floor apartment with private and Juliette balconies and also access to a large communal roof terrace. This purpose-built modern development has been finished to a very high standard throughout and comprises entrance hallway with storage cupboard leading to family bathroom, double bedroom with fitted wardrobes and access to the private balcony and open plan kitchen/living room with floor to ceiling east-facing windows, flooding the property with natural light.

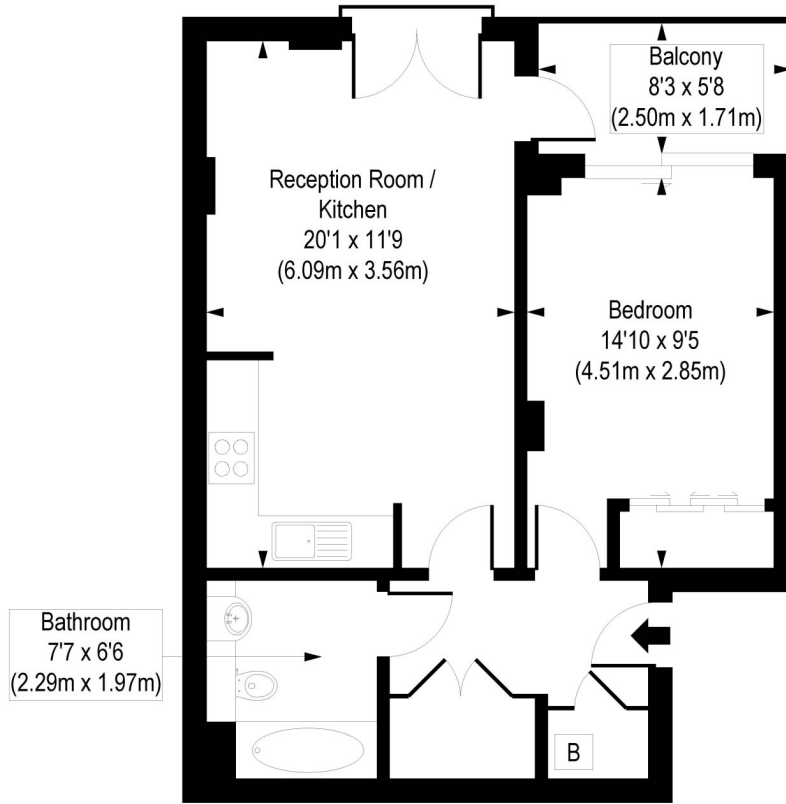
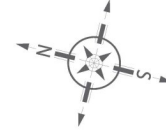
The property is ideally located in the heart of Jesus Green and within easy reach of Bethnal Green Underground, Cambridge Heath Overground and Shoreditch High Street Overground stations. There is also an array of local amenities close by with Columbia Road Flower market, Brick Lane and Spitalfields with an abundance of boutique shops, cafes, restaurants and bars.

Winkworth



Winkworth

Tria Apartments, Durant Street, E2
 Approx. Gross Internal Floor Area 513 sq. ft / 47.68 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	81	81
(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	

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.