



BACK CHURCH LANE, LONDON, E1
£595,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT WITH PRIVATE BALCONY AND PARKING IN ALDGATE

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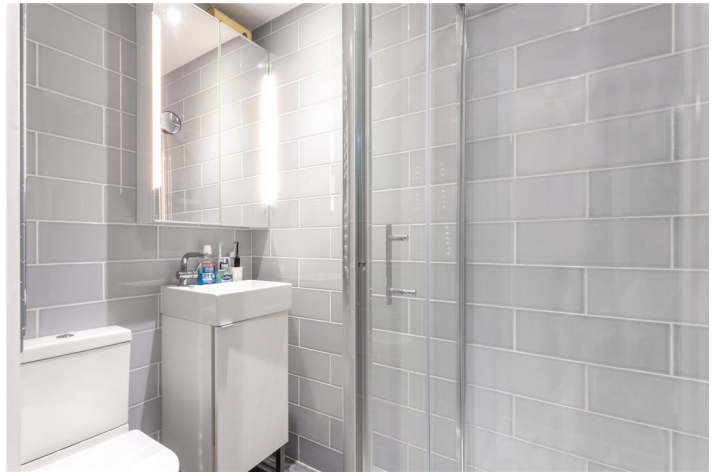
DESCRIPTION:

A truly unique and beautiful two-bedroom apartment situated on the second floor of this sought-after development in the heart of Aldgate. The property spans 685sqft and boasts wooden floors, west-facing private balcony, and semi open plan kitchen/living area adding to the open and spacious feel of the apartment.

The flat comprises of a large open-plan reception room/kitchen, family bathroom additional separate W.C, and two double bedrooms with plentiful room for wardrobe space. The apartment also benefits from secure phone entry system, bicycle storage, communal garden, private gated parking, and a residents tennis court.

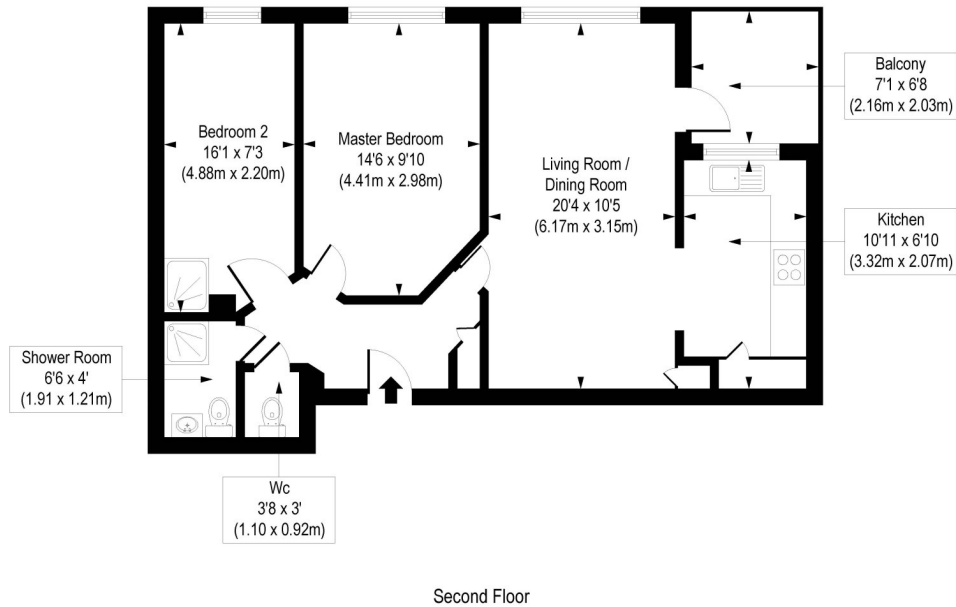
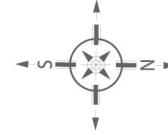
Situated on Back Church Lane, close to the new Goodman's Field development with Curzon cinema, the apartment offers numerous transport options including Tower Hill, Aldgate, Aldgate East and Whitechapel (Elizabeth Line) underground stations which are all within close proximity. There is also a wealth of local amenities on your doorstep with The City, Brick Lane, St. Katherine's Dock, Spitalfields markets with their boutique shops, cafes, bars and restaurants.

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Back Church Lane, E1
 Approx. Gross Internal Floor Area 685 sq. ft / 63.68 sq. m



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			
(92-100) A			
(81-91) B			
(69-80) C			
(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	81	81

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