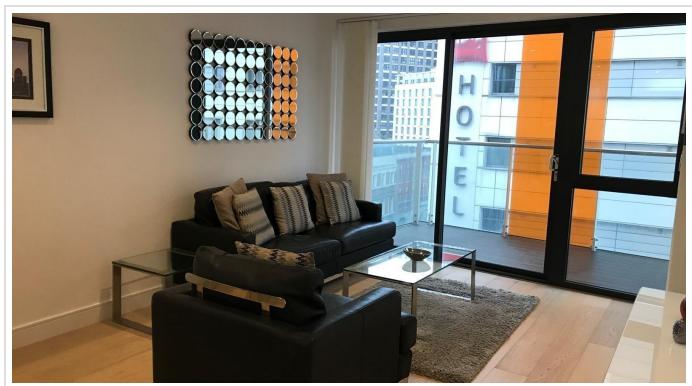


**99Home Ltd.**

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## 2 Bed Flat In Kensington Apartment 11 Commercial Street, London, E1 6NE

£795,000





## SHORT DESCRIPTION

Property Ref: 15803 On the 6th floor, 2 bed 2 bath property in a stylish luxury building ideally located 2 minutes' walk from Aldgate Station and 5 from the trendy Spitalfield's market. This flat offers a spacious reception room, two generously sized double bedrooms with one en-suite shower room and a second bathroom. The property is fully furnished from bed linen to kitchenware offering a fully fitted kitchen with Siemens appliances, solid oak flooring, atmosphere lighting controls, under floor heating, temperature control in each room and a private decked balcony. The apartment also boasts floor to ceiling windows in the reception, which allow natural light in abundance throughout. In addition, you will benefit from a 24 7 concierge, on site gym and a communal roof garden. This flat will make an excellent city home or a perfect investment. When calling, please quote Property Reference : 15803 Features • Long lease • 2 spacious bedrooms with good storage • 2 bath room included one en suite • fully furnished from bed linen to kitchenware • fully fitted kitchen with Siemens appliances, small appliances, cookery... • solid oak flooring, • atmosphere lighting controls, • under floor heating, • temperature control in each room • private decked balcony • 6th floor with lift • 24-7 concierge, • on site gym • communal roof garden. • Tube is around the corner • well connected to most of central London by direct tube (District line + H&C line + Circle line) • Tesco from 6am to 11pm for your everyday shopping at your door Property Type: Flat Full selling price: £795000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 986 Yearly Ground Rent Cost: £250.00 Yearly Management Cost: £2798.00 Council tax band: F EPC rating: C Measurement: 825.05 sq.ft. Outside Space: Roof Garden, Balcony Parking: Off street Heating Type: Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted (Will be vacant once sold) -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

**Kensington Apartments  
Commercial Street  
E1**

Approx. Gross Internal Area  
825.05 Ft<sup>2</sup> - 76.65 M<sup>2</sup>



Sixth Floor

Illustration For Identification Purposes Only. Not To Scale

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	75 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

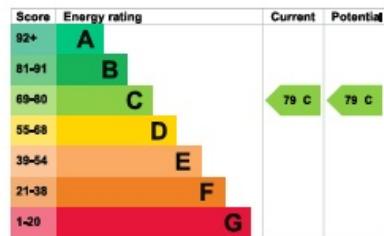
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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