

1 Bed Flat In East Tenter Street , London, E1 8DN

£315,000





SHORT DESCRIPTION

Property Ref: 16442 Prime central location, perfect as a pied-a-terre or rental investment. Newly refurbished flat: kitchen, electrics, flooring, decoration. The flat is located on the first floor of a period conversion in a quiet but central location a few minutes walk from Aldgate and Tower Hill stations and all the amenities that Lehman Street has to offer. Description: Open plan kitchen reception. The kitchen area includes a solid wooden worktop and electric hob, oven and microwave. There is a built-in dishwasher and washer-dryer. Two large windows give the room plenty of light. The Double bedroom has wooden flooring and looks out onto the back gardens. There is a small, but bright shower-room. The location offers excellent amenities with many restaurants and shops in Goodman's Fields and the Curzon cinema. The historic Tower Hill and St Katherine's Docks with their picturesque marina and restaurants are a short walk away, and further north Spitalfields Market and Brick Lane offer one of the most vibrant areas in London for leisure and shopping. Transport links are excellent with Aldgate East (H and C and District Line) and Tower Hill underground (Circle and District Lines) a few minutes away, as well as Tower Gateway DLR station. There are also plenty of bus links from Aldgate Bus station. Property Type: Flat Full selling price: £315000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 990 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £3000.00 Council tax band: C EPC rating: D Measurement:350 sq.ft. Outside Space: NA Parking: On street Heating Type: Gas and Central Chain Sale or Chain Free: Chain Free Possession of the property: Vacant.



Bed Room(s)



Bath Room(s)



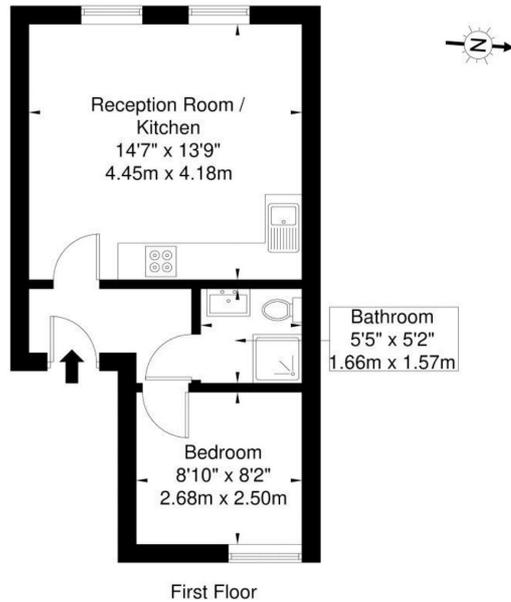
Living Room(s)

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.

East Tenter Street, E1 8DN

Approx. Gross Internal Area = 32.5 sq m / 350 sq ft



EPC GRAPH

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

Dwelling type: Mid-floor flat Reference number: 8011-8527-5880-3258-5906
Date of assessment: 08 March 2019 Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 March 2019 Total floor area: 33 m²

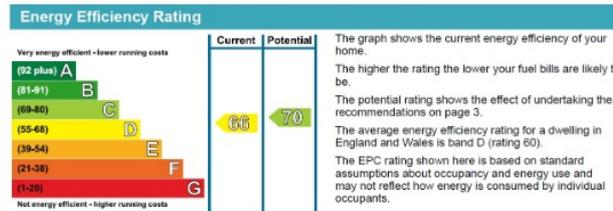
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,353
Over 3 years you could save	£ 123

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	
Heating	£ 522 over 3 years	£ 387 over 3 years	
Hot Water	£ 726 over 3 years	£ 738 over 3 years	
Totals	£ 1,353	£ 1,230	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 64
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 69

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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