



## 9 Prospect Street, London, E1 4GN

**£450,000**

A 2 double bedroom 2 bathroom apartment for sale within one of Stepney Green's most sought after developments SO STEPNEY, E1

Open plan living area, luxury fitted kitchen with access to balcony, 2 double bedrooms and 2 luxury bathroom suites.

Short walk to Stepney Green tube station, bus stops, local shops, supermarkets, cafes, pubs and market stalls.

GROUND RENT £350 PA / SERVICE CHARGE £3369 PA / LEASE 239 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 2 double bedrooms
- Walk into the City
- Short walk to Stepney Green tube station
- Luxury fitted kitchen
- Open plan living room
- Balcony
- 2 Bathrooms
- Short walk to shops & supermarkets

# 9 Prospect Street, London, E1 4GN



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



KITCHEN



BEDROOM



BEDROOM

# 9 Prospect Street, London, E1 4GN



**BEDROOM**



**BATHROOM**



**BEDROOM**



**BALCONY**



**EN-SUITE**

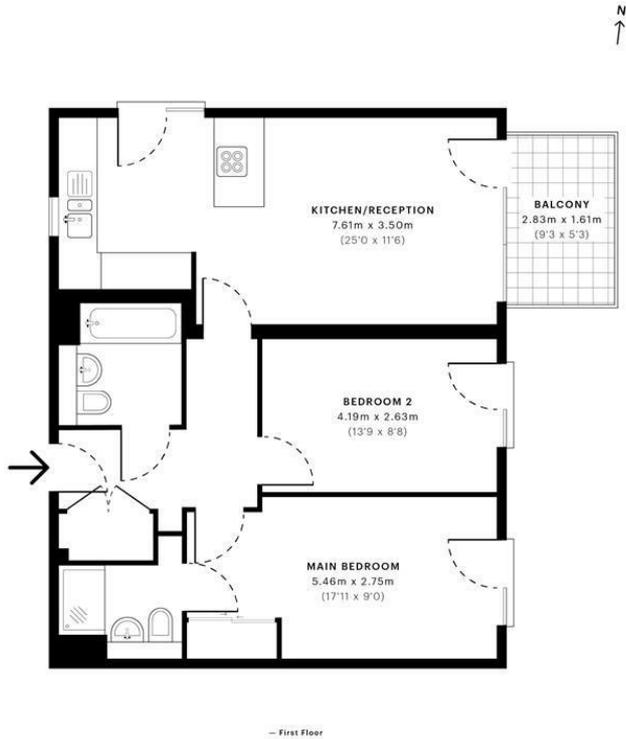


**VIEW FROM BALCONY**

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### RHODEWELL APARTMENTS



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
69.43 sqm / 747.34 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and internal features  
Includes swimming, restricted head height  
65.15 sqm / 701.27 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc  
4.56 sqm / 49.08 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

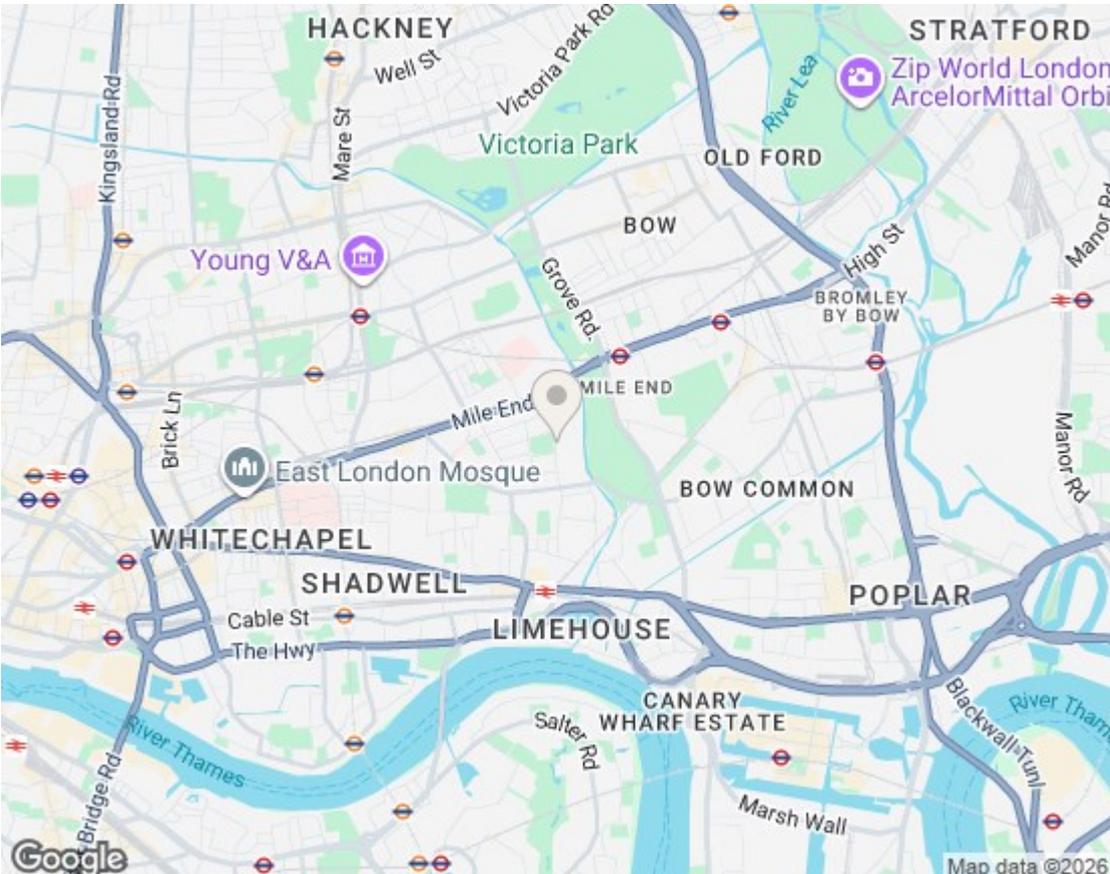
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 73.40 sqm / 790.07 sqft  
IPMS 3C RESIDENTIAL: 69.74 sqm / 750.68 sqft

WPC ID: 608786C29D9e70dbd9354215



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.