



## Flat 12 Sherman House, Aberfeldy Street, London, E14 0NQ

Nestled in the heart of the newly renovated Aberfeldy Estate, this delightful two-bedroom flat on Aberfeldy Street offers a perfect blend of modern living and convenience spread over 805 sqft. With two well-appointed bathrooms, this property is ideal for both families and professionals seeking a comfortable and stylish home.

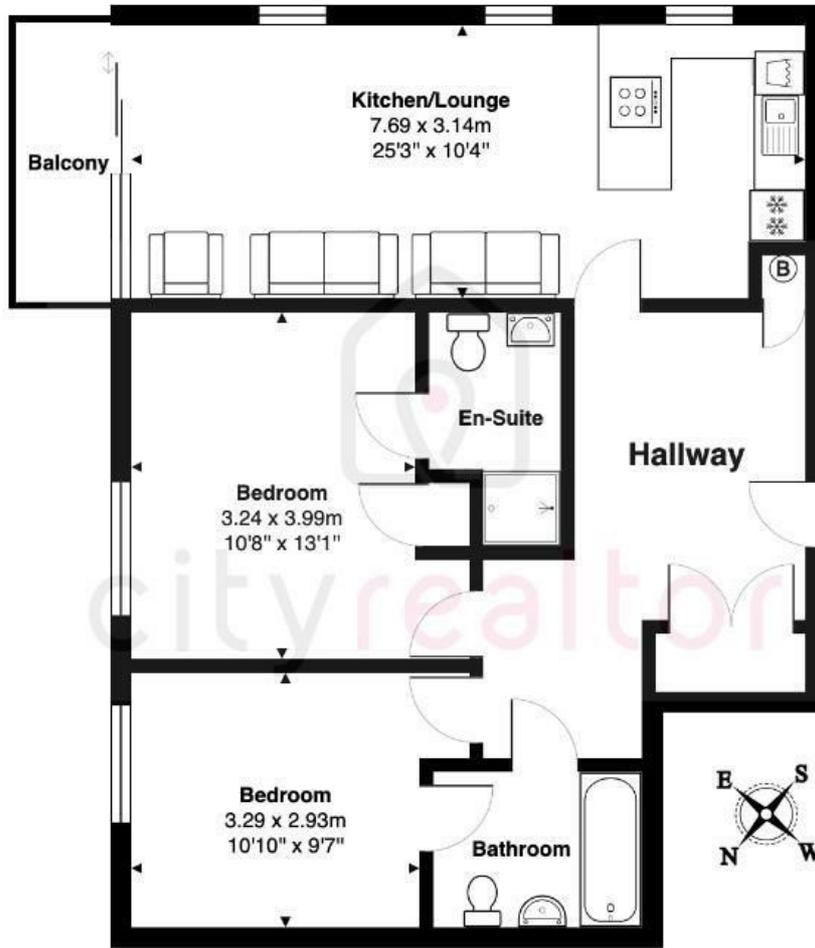
The open-plan kitchen and living area create a spacious and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings in. The contemporary design and thoughtful layout ensure that every inch of this flat is utilised to its fullest potential, providing a warm and welcoming environment.

One of the standout features of this property is its enviable location. Just a short stroll away from the bustling Canary Wharf, residents will enjoy easy access to a plethora of shops, restaurants, and leisure facilities. The

- Guided Between 375k and 400k
- Two bed Two bath
- Open plan kitchen
- Large Hallway
- Amazing transport links & Easy walk to Canary Wharf
- Share of freehold available at extra cost
- Private balcony
- Second floor
- Modern building
- 805 sq ft

**£350,000\* Fees Apply**

# Sherman House



## Second Floor

Total Area: 74.8 m<sup>2</sup> ... 805 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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