



## 9 Prospect Street, London, E1 4GN

**£480,000**

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



RECEPTION ROOM



RECEPTION ROOM



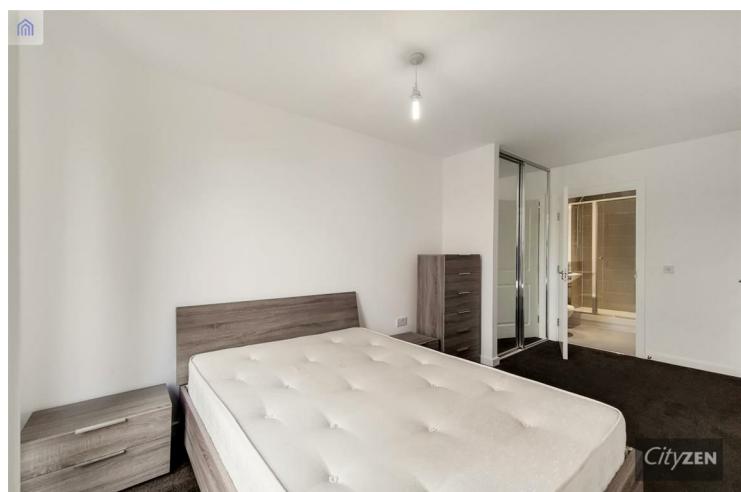
KITCHEN



KITCHEN



BEDROOM



BEDROOM



**BEDROOM**



**BATHROOM**



**BEDROOM**



**BALCONY**



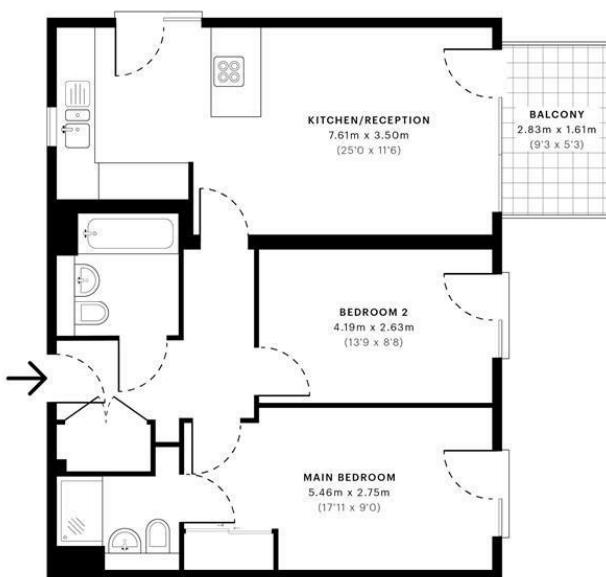
**EN-SUITE**



**VIEW FROM BALCONY**



**RHODEWELL APARTMENTS**



— First Floor

GROSS INTERNAL AREA (GIA)  
69.43 sqm / 747.34 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
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 1.5m  
0.00 sqm / 0.00 sqft



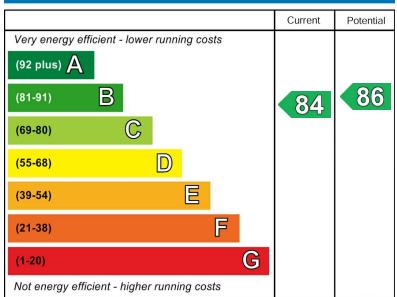
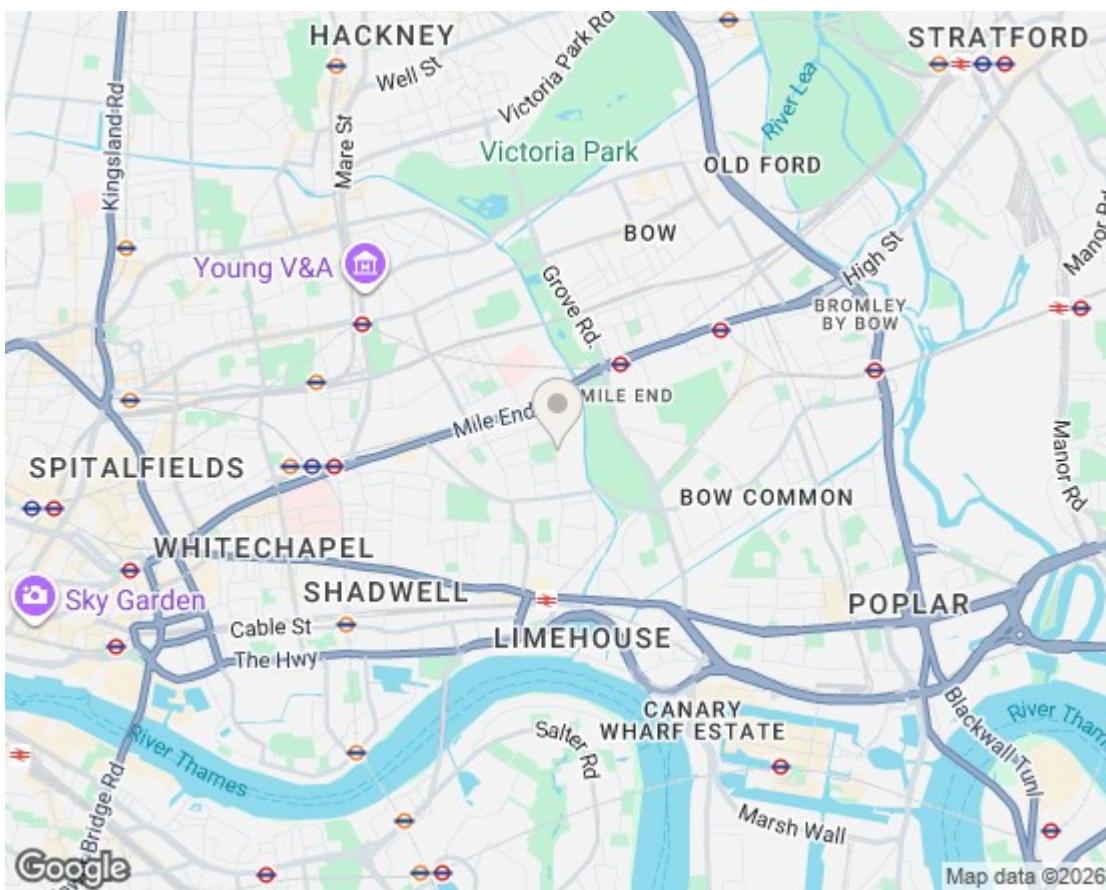
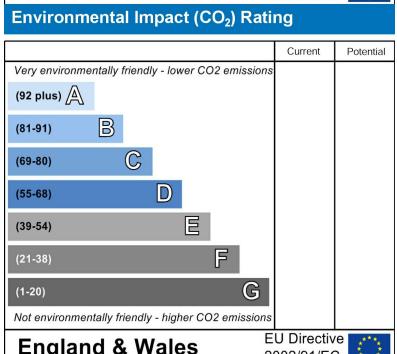
Spoke Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the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

IPMS 3E RESIDENTIAL 73.40 sqm / 790.07 sqft

IPMS 3C RESIDENTIAL 69.74 sqm / 750.68 sqft

SPEC ID: 60816602ffdf8e70dbf954215

## Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating

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.