



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

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RECEPTION ROOM



RECEPTION ROOM



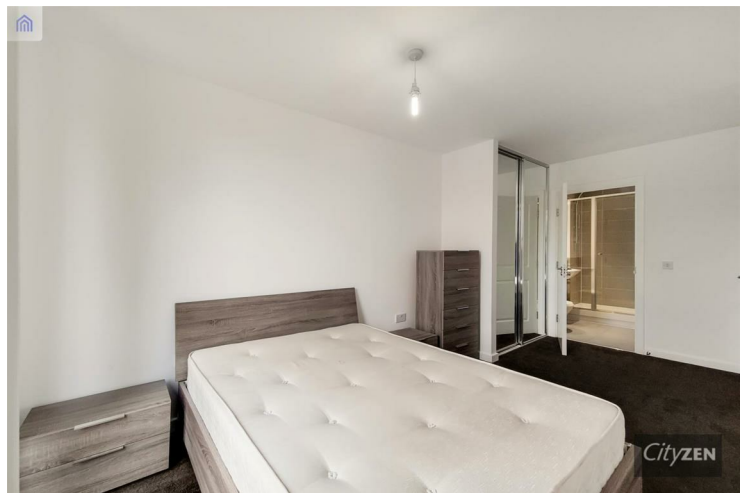
KITCHEN



KITCHEN



BEDROOM



BEDROOM

9 Prospect Street, London, E1 4GN



BEDROOM



BATHROOM



BEDROOM



BALCONY



EN-SUITE

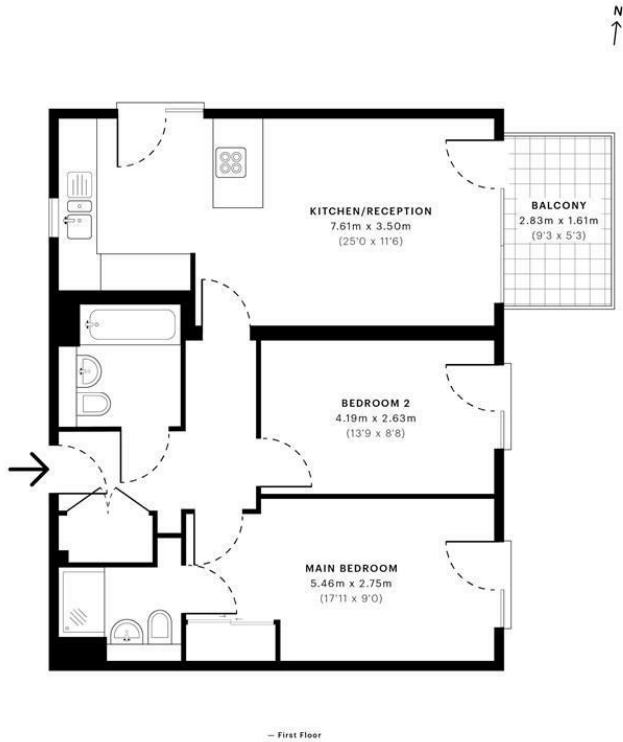


VIEW FROM BALCONY

9 Prospect Street, London, E1 4GN



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

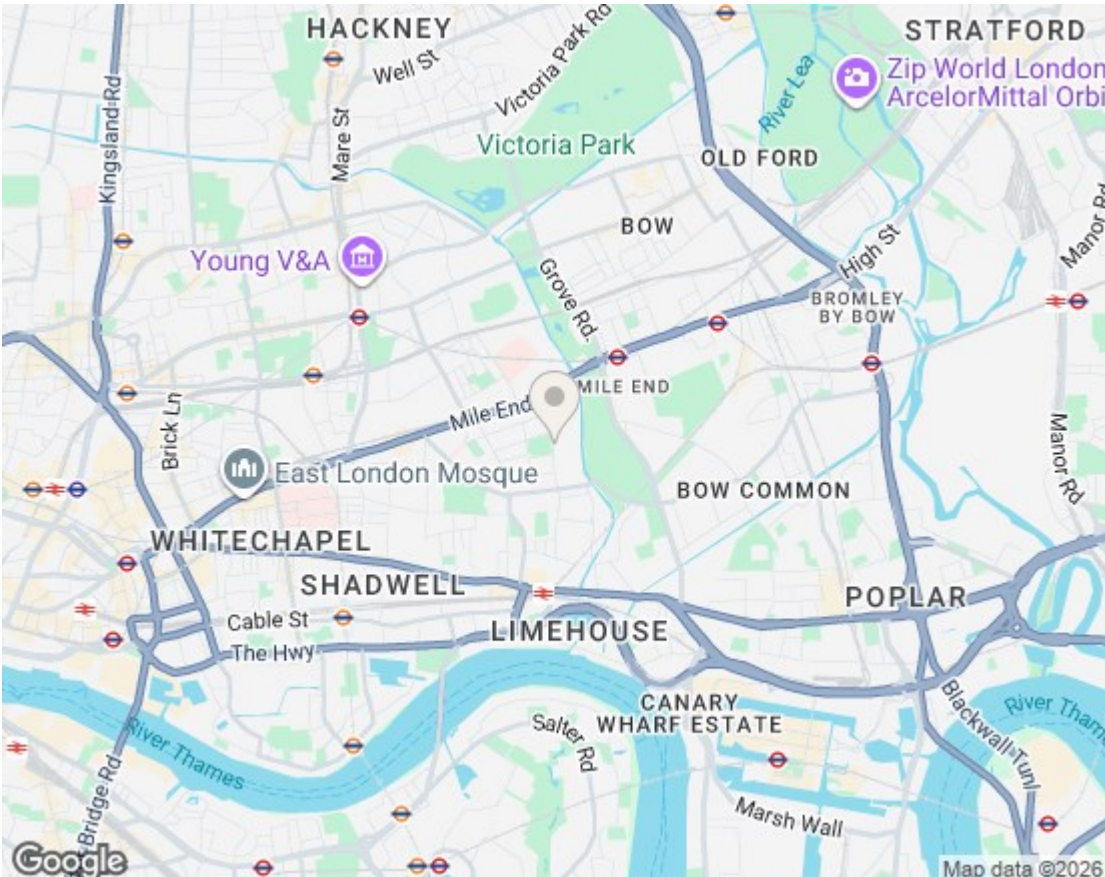
spec Verified

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.