

Hammonds



Flat 22, 39 Pemberton Court Portelet Street, London, E1 4EN

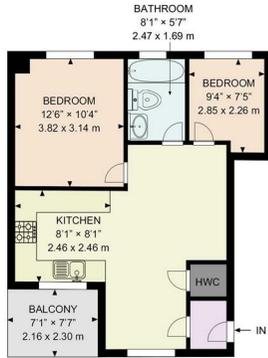
£425,000

- New build 2-bedroom flat
- Two spacious balconies
- Close to local amenities
- Viewing highly recommended
- Located in E1, Portelet Road
- Contemporary kitchen design
- Excellent transport links
- Modern finish throughout
- Bright and airy living space
- Ideal for professionals

Approximate Gross Internal Area = 561 sq ft / 52.10 sq m
 Outbuilding Area (54 sq ft / 4.97 sq m approx.)

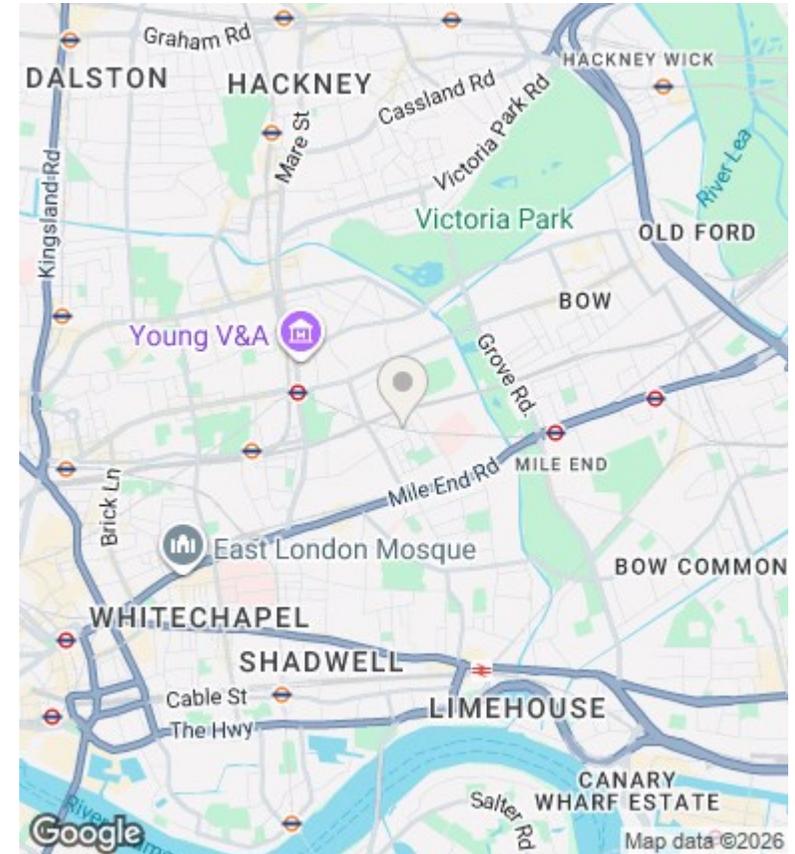
Excluding outbuilding, garage, and conservator;
 Including reduced headroom

 = Reduced headroom below 1.5m / 5'0"



FLAT 22 PEMBERTON CT, PORTLET ST, E1 4EN

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com



Directions

Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

Council Tax Band

B

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	