



Let **UK** Home

1 Bedrooms

Flat

Located in London

£2,895 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



10 Marian Place London

E2 9FX



Let UK Home are excited to offer a stunning one bedroom apartment in Westwood Building, part of Regent's View development.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, one double bedroom with fitted wardrobe, a large family sized bathroom and ample storage.

The apartment has created an exclusive Frameworks high-end club for residents, covering concierge service, a professional-grade gym, sauna and steam rooms, a private screening room, shared office space, creative studios, and a rooftop scenic bar, as well as a professional squash court, fully meeting the needs of living, socializing, wellness, and working.

The area around the development is surrounded by prestigious schools. At the primary education level, there are more than ten Ofsted 'Outstanding' rated primary schools. Higher education resources are particularly excellent, with quick access to Queen Mary University of London, and a short metro ride covers world-class institutions such as London School of Economics, University College London, and King's College London.

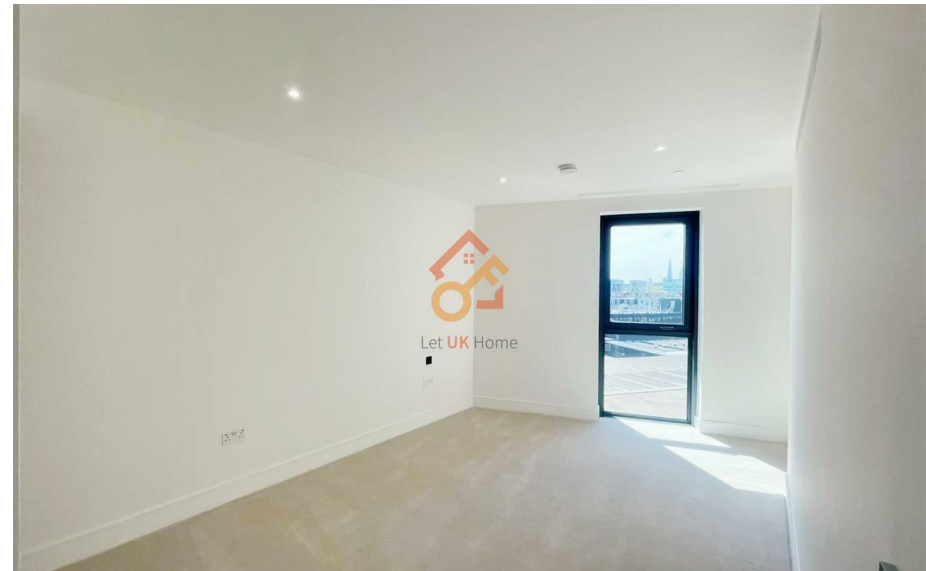
Within walking distance to Cambridge Heath Station (Overground Line), just one stop to Liverpool Street; walking distance to Bethnal Green Tube Station (Central Line), providing direct access to the heart of the financial district and Oxford Street. The dual-line transportation seamlessly connects various areas of London, making commuting efficient and convenient.

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- 6th Floor
- 24h Security
- Sauna & Steam Room
- Co-working Space
- Rooftop Bar
- Concierge Service
- The Gym
- Cinema & Game Room
- Squash Court
- EPC Rating: B

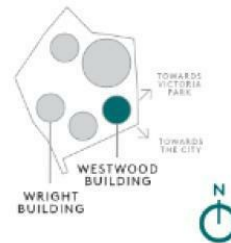




FLOOR 6



LOCATION



Total floor area 54 square metres

Living/Dining	3.772m x 3.332m	12' 4" x 10' 11"
Kitchen	3.150m x 2.185m	10' 4" x 7' 2"
Bedroom 1	5.190m x 3.025m	17' 0" x 9' 11"
Balcony	1.730m x 3.060m	5' 8" x 10' 0"

KEY
 W: Wardrobe
 ST: Storage
 UC: Utility Cupboard

Council Tax Band:

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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		



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3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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