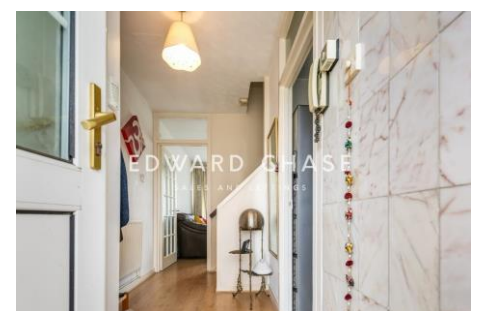




Morris Street London, E1 2NP

Edward Chase is delighted to present to the residential sales marketing this amazing split level three-bedroom duplex flat located opposite Shadwell Station, E1. This first floor, two-storey private flat offers ample living accommodation within an E1 postcode making it an excellent selection for city professionals looking to benefit from quick transportation links into central London or investors, searching for a long-term investment opportunity. This flat is conveniently situated with ample local amenities to choose from, excellent schooling, entertainment facilities, restaurants, gyms and has recently been under the Tower Hamlets re-generation project. A unique, diverse, and multicultural community. This flat is situated on the first floor of the building, walking through the front door into the hallway you will find the spacious kitchen to your right. The kitchen is equipped with multiple cupboards, storage, integrated gas hobs with oven and grill. The hallway also contains some



- Amazing Split Level Duplex 3 Bedroom Flat Located Opposite Shadwell Station, E1
- Property Has 3 Bedrooms, Large Reception Area with Balcony & Spacious Kitchen
- Ample Storage Throughout
- Excellent Location With Ample Amenities
- Duplex Glazed Windows, Gas Central Heating Supply
- Rental Yield: £1850-£1900 Per Month, Lease Term Remaining: 94 years Service Charge & Ground Rent: £1198 Approximately

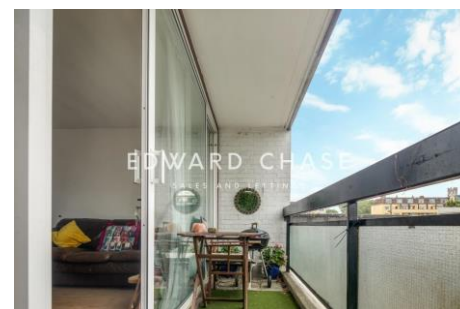
Offers in the Region Of £399,999

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reception area complete with large open floor to ceiling windows, a fireplace, and a large stretched balcony. Once you reach the first floor you will find three suitable sized bedrooms and bathroom. Each bedroom has fitted wardrobes and double-glazed windows. The property has an inbuilt alarm system with building entry phone system. Financials: Rental yield: £1850-£1900 per month Lease term remaining: 94 years Service charge & ground rent: £1198 approximately EPC rating D, Council tax band C, London Borough of Tower Hamlets. Please contact the Edward Chase sales team for further information. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to



Morris Street E1

Approximate Gross Internal Area
76.68 m² / 825.3766 sq^{ft}



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.