

# HILLS PROPERTIES

OPENING DOORS FOR YOU

E1

Ref: G2797



## AT A GLANCE

- Air-conditioning
- Low floor
- Private balcony
- Furnished
- Open market
- Quality finishes
- Double glazing
- Leasehold

## SPECIFICATIONS

Beds:	Studio
Baths:	1
Terrace area:	2m <sup>2</sup>
Living Area:	33m <sup>2</sup>

## OUTGOINGS

Service charges:	£89.11 per month
Rates:	£75 per quarter

## DESCRIPTION

Luxury studio for sale in E1. Set on a low floor, this east-facing property is c.33sqm in size and has been finished to quality specifications throughout. Features include reverse cycle air-conditioning, double glazing, a private balcony, fully fitted kitchen with soft close doors and drawers and tile flooring with natural stone effect. Integrated pull-down murphy bed, becoming a sofa when closed. Offered furnished. Benefits from discounted membership to the gymnasium and indoor swimming pool. Sold on the open market with no residency restrictions. Leasehold. Viewing is highly recommended. Currently let.

**£228,000**

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