





# HILLS PROPERTIES

OPENING DOORS FOR YOU

E1

Ref: G2939



## AT A GLANCE

Air-conditioning  
Open market  
Penthouse  
Buy to let  
Quality finishes  
West-facing  
Leasehold  
Murphy bed

## SPECIFICATIONS

Beds: **Studio**  
Baths: 1  
Terrace area: **2m<sup>2</sup>**  
Living Area **34m<sup>2</sup>**

## OUTGOINGS

Service charges: **c£90 per month**  
Rates: **c.£100 per quarter**

## DESCRIPTION

Presidential studio for sale in E1.

This west-facing penthouse unit is c.34sqm 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.

**£279,950**

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