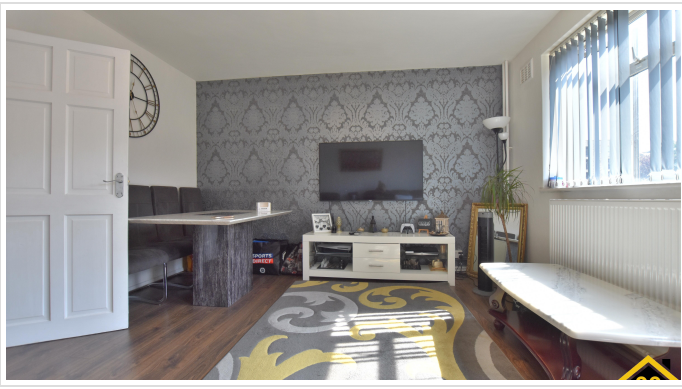


2 Bed Apartment In Armsby House Stepney Way, London, E1 3BQ £2,300 Monthly





## SHORT DESCRIPTION

Property Ref: 13379 99Home is delighted to market this spacious well-presented, light, and spacious two bedroom 2nd Floor Apartment, with a private south-facing balcony. The property also benefits from having the hot water and heating included in the rent. Would suit a professional couple Part or Fully Furnished to suit and well presented throughout. **MUST SEE OPPORTUNITY. ACCOMMODATION - (See floorplan). HALLWAY - Laminated flooring. LOUNGE - 13' 9" x 12' 8" Laminated flooring With a door, leading to a private south-facing balcony. KITCHEN - 10' 5" x 9' 6" White goods included, plus cooker with gas hob BATHROOM - 7' 8" x 7' 7" max Modern Suite, Bath/shower, and separate W/C BEDROOM 1 - 15' 1" x 9' 4" Facing the front BEDROOM 2 - 12' 1" x 9' 4" Facing the rear gardens OUTSIDE - Communal Gardens and Private South Facing Balcony LOCATION The property is located close to many attractions including Brick Lane, and Spitalfields. Also only 5 minute's walk from the many transport links including Whitechapel Tube Station and the newly opened Elizabeth line. Council Tax Band; B. EPC Rating; C.**



**Bed Room(s)**



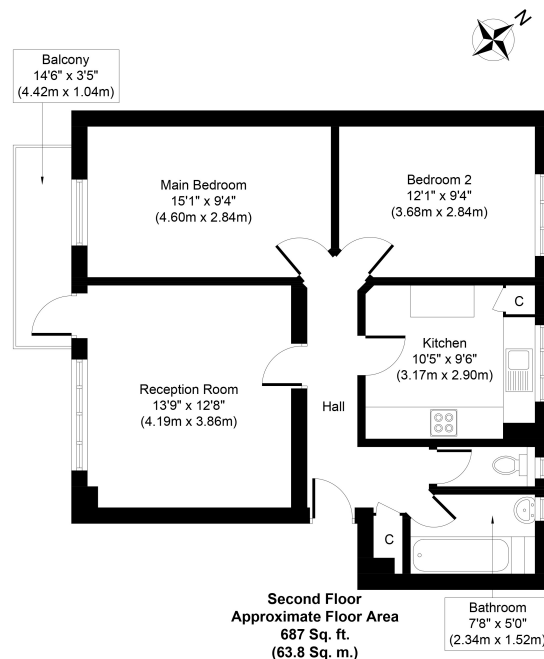
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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