



HUNTERS[®]
HERE TO GET *you* THERE

 3  2  2  C

Bell Lane, London, E1

£600,000



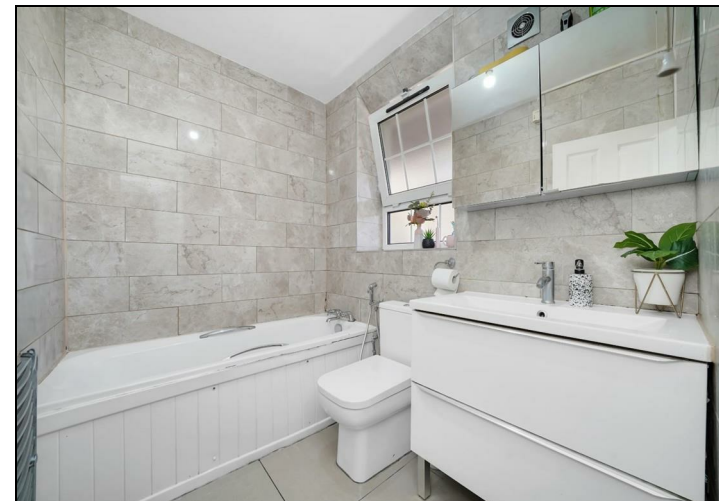
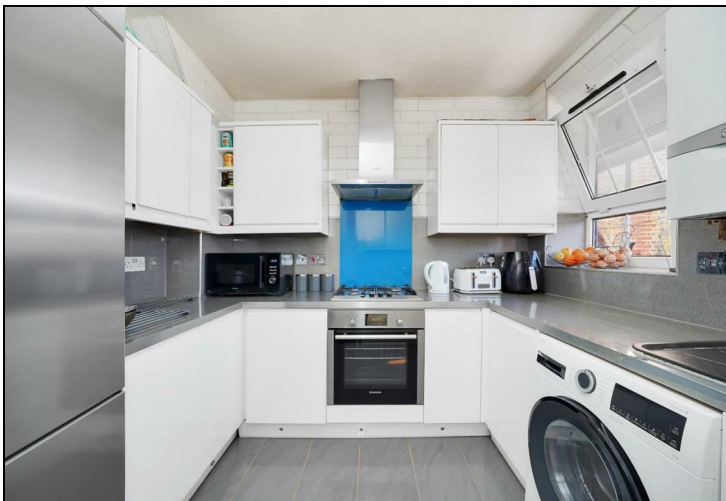
A very spacious three double bedroom apartment spanning just under 1,000 sq. ft, ideally located moments from the City's financial district and the vibrant Spitalfields Market. Set on the second floor of a well-maintained purpose-built block, the south-facing layout enjoys an abundance of natural light throughout the day.

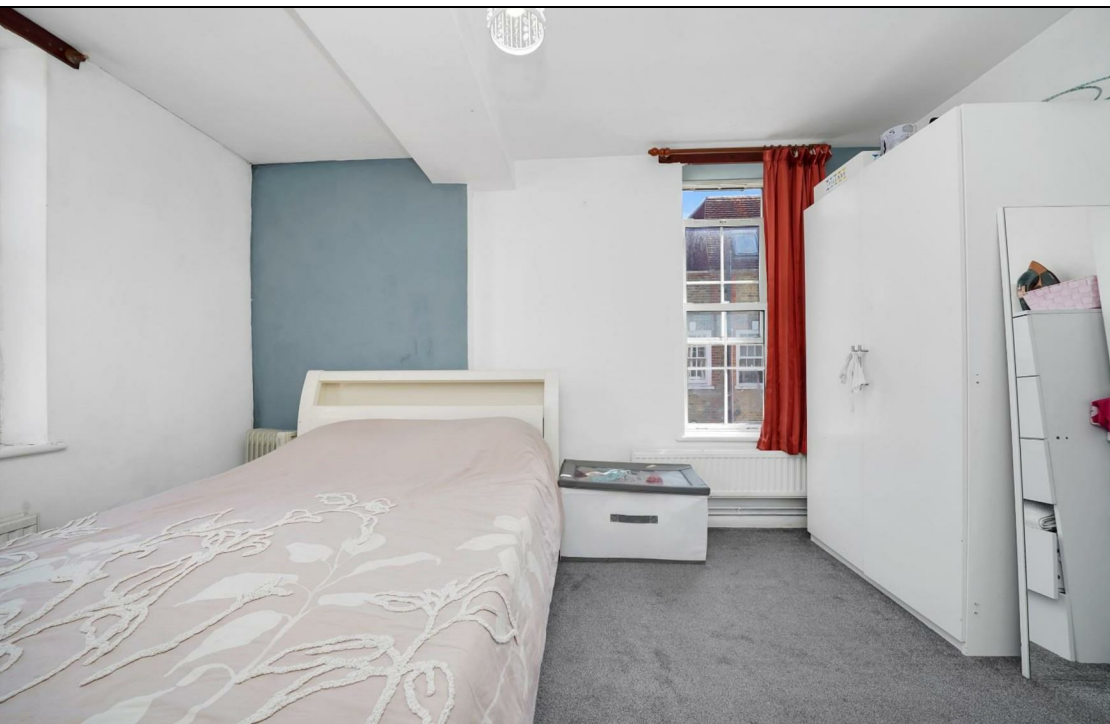
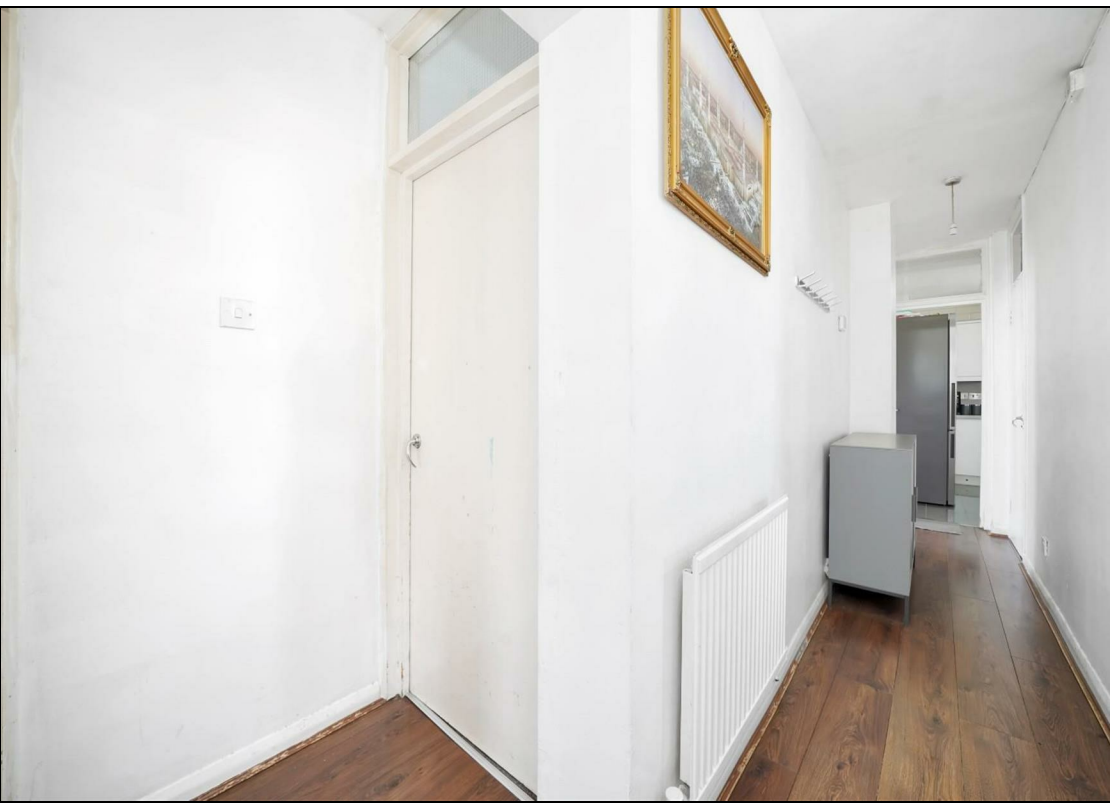
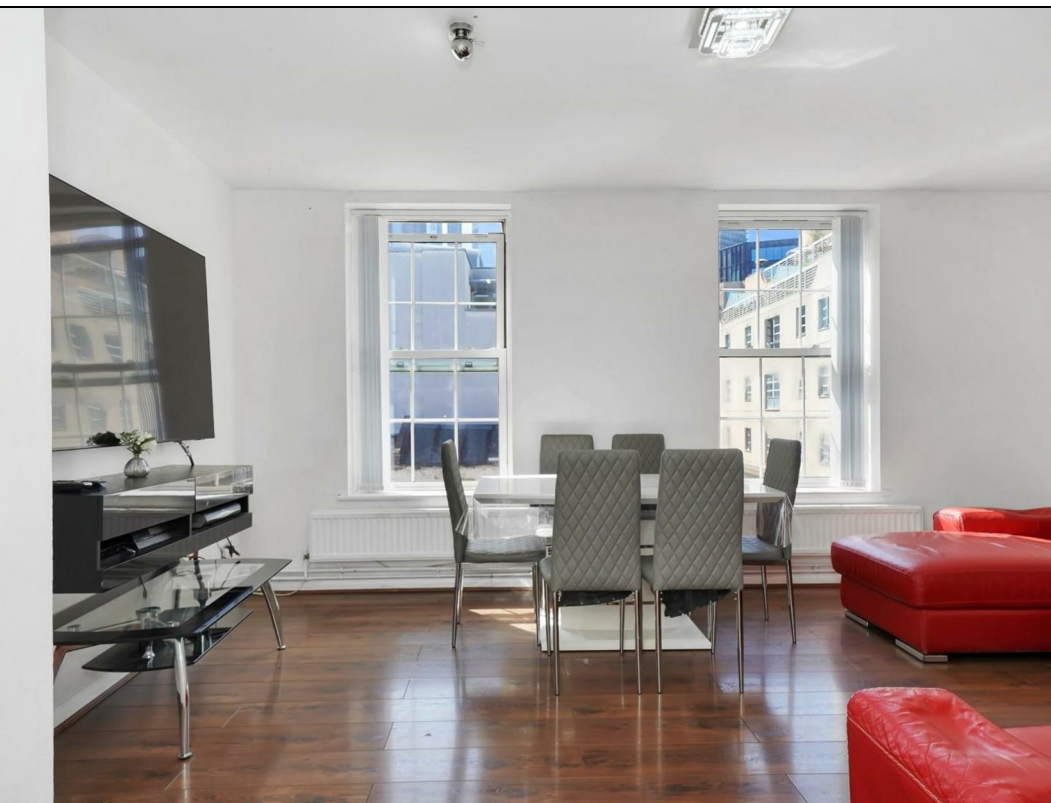
The property features three generously sized bedrooms, a bright and airy lounge, a separate fully fitted kitchen, a family bathroom, and the added convenience of an additional WC and separate shower room.

Perfectly positioned, this apartment is just a short walk from both Liverpool Street and Aldgate East stations, offering excellent transport links. Residents will also benefit from close proximity to Spitalfields Market, with its eclectic mix of restaurants, bars, boutique shops, and art galleries.

KEY FEATURES

- Huge Three Bedroom Apartment
 - Two Bathrooms
 - Just Under 1,000 Sq. Ft
 - Second Floor
 - South Facing
 - Enviably Located



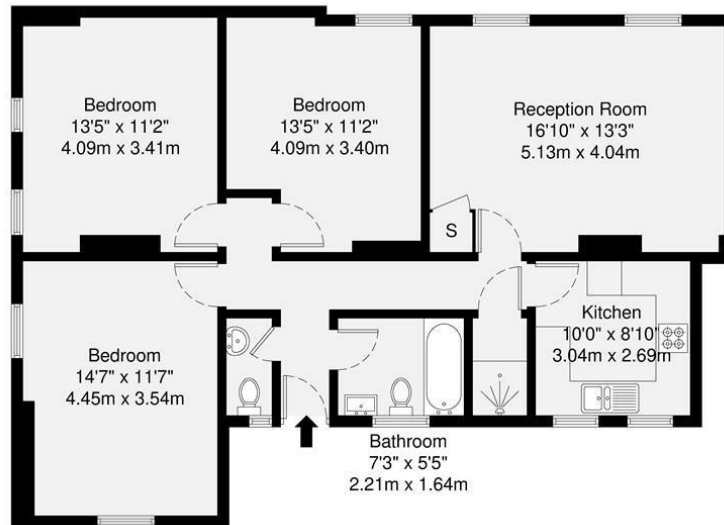




HUNTERS

Brune House, Bell Lane, E1

GROSS INTERNAL AREA
88.3 sq m / 950 sq ft



Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
88.3 sq m / 950 sq ft

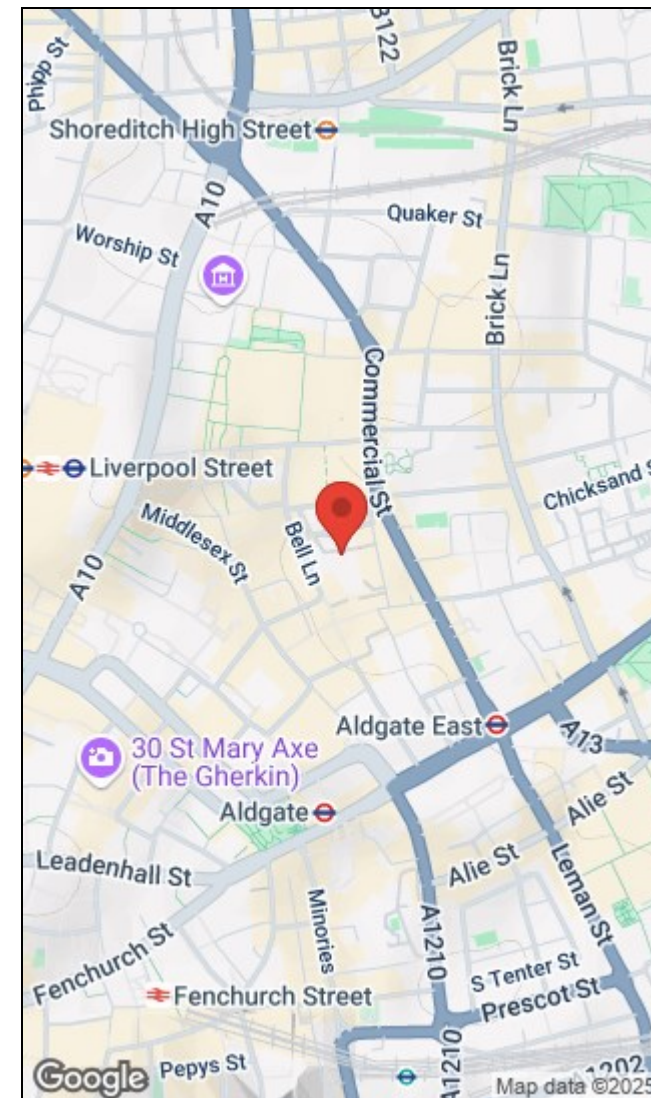
TOTAL STORAGE SPACE
Storage and wardrobe total area
0.5 sq m / 5 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah, etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	74	79			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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