



## Bell Lane, , London, E1 7NP

- Huge Three Bedroom Apartment
- Just Under 1,000 Sq. Ft
- South Facing

- Two Bathrooms
- Second Floor
- Enviably Located

**£585,000**





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## DESCRIPTION

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.

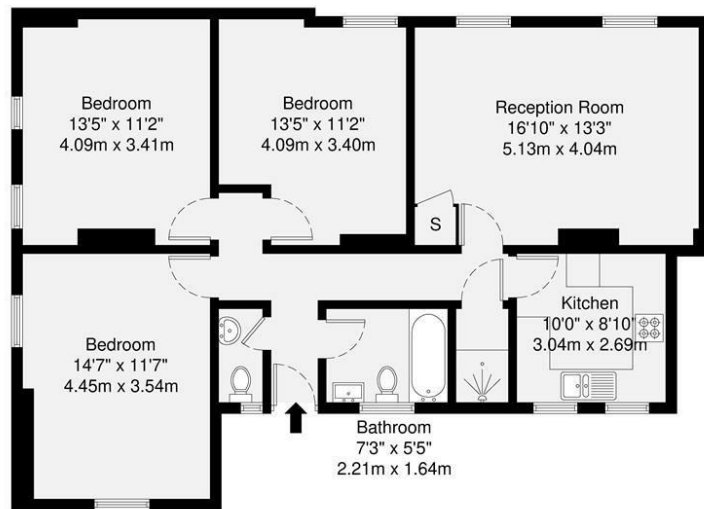
The property features three generously sized bedrooms, a bright and airy lounge, a separate fully fitted kitchen, a family bathroom, and the added convenience of an additional WC and separate shower room.

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.









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 areas under 1.5m 0.0 sq m / 0.0 sq ft
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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

### Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.