



**£350,000**

**Candle Street**

London, E1 4RU

Offered for sale is this beautifully presented, 1-bedroom apartment set within a small, quiet, private development.

Situated on the top floor, this bigger than average property has a bright and airy reception room with patio doors leading to a private balcony providing great uninterrupted sky and tree top views of the Grand Union Canal, Canary Wharf and The Shard.

There is an open-plan kitchen with newly-fitted appliances - glass electric hob, Kenwood dishwasher and Hotpoint fridge.

There is a fitted family bathroom and large double-bedroom with built-in wardrobes.

The property also comes with the added bonus of a allocate parking space located in a secure underground carpark.

The development itself is kept in extremely good order with secure bike storage and landscaped communal gardens.

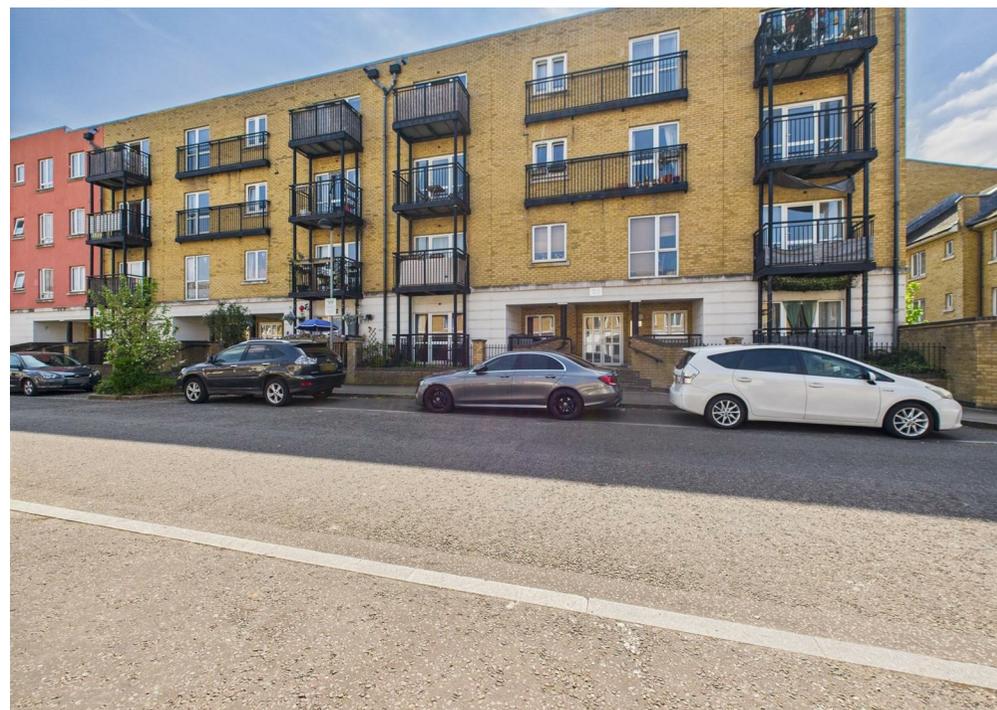
Firewatch Court is located moments from Regents Canal and within close proximity to a wide variety of food shops, pubs and restaurants. There are lots of local green spaces including St Dunstan's, and both Mile End and Victoria Park. Queen Mary University is also located just a few minutes down Mile End Road.

Enjoy a slightly longer walk or cycle along the Thames Path to either Greenwich or Tower Bridge & Central London as well as walking distance to Broadway Market, Victoria Park and Canary Wharf via the Grand Union canal.

Transport links include Stepney Green, Mile End and Whitechapel Underground Stations as well as Limehouse DLR giving easy access to the City and Canary Wharf.

The property is offered on a chain free basis.

Leasehold: 107 years remaining  
Service Charge: £2430.36 per annum  
Ground Rent: N/A  
Council Tax Band: C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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