



## PALMERS ROAD, LONDON, E2

### 2 BED APARTMENT

£475,000  
LEASEHOLD

A beautifully presented two-bedroom apartment extending to approximately 781 sq ft, situated on the fourth floor (with lift access) of a sought-after modern development on Palmers Road, E2. Offering one of the most desirable layouts within the building, this impressive home combines generous living space, abundant natural light and exceptional outdoor accommodation. Chain Free & EWS1 compliant.

The apartment features a spacious and contemporary open-plan reception and kitchen, thoughtfully designed for modern living and entertaining. Floor-to-ceiling windows create a bright and airy atmosphere throughout, while a standout feature is the substantial wraparound private balcony, which extends along one side of the property and can be accessed directly from both the reception room and principal bedroom. This superb outdoor space provides the perfect setting for al fresco dining, entertaining guests or simply unwinding while enjoying the elevated outlook.

**Hemmingfords**

Palmers Road, E2

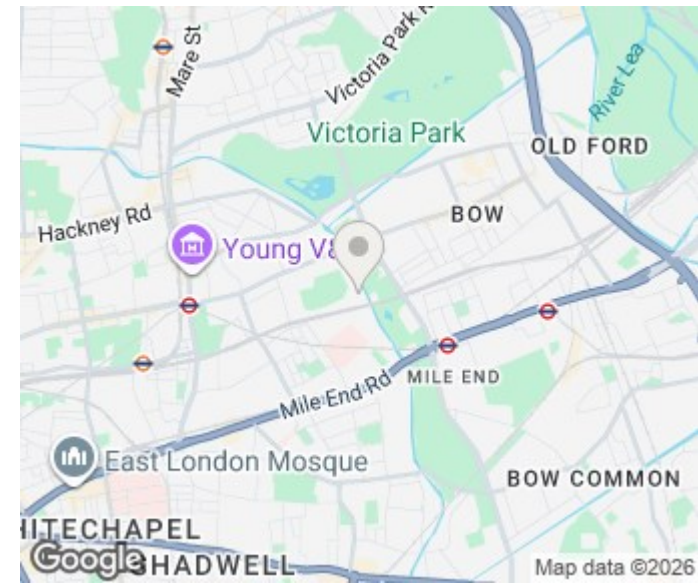
Approximate Gross Internal Area = 72.63 sq m / 781.78 sq ft



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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>			
(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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