



## PALMERS ROAD, LONDON, E2

### 2 BED APARTMENT

£490,000  
LEASEHOLD

A beautifully presented two-bedroom apartment extending to approximately 708 sq ft, positioned on the top floor (with lift access) of a modern, well-maintained development on Palmers Road, E2. This impressive home offers one of the best layouts within the building, combining efficient design with exceptional natural light and outdoor space.

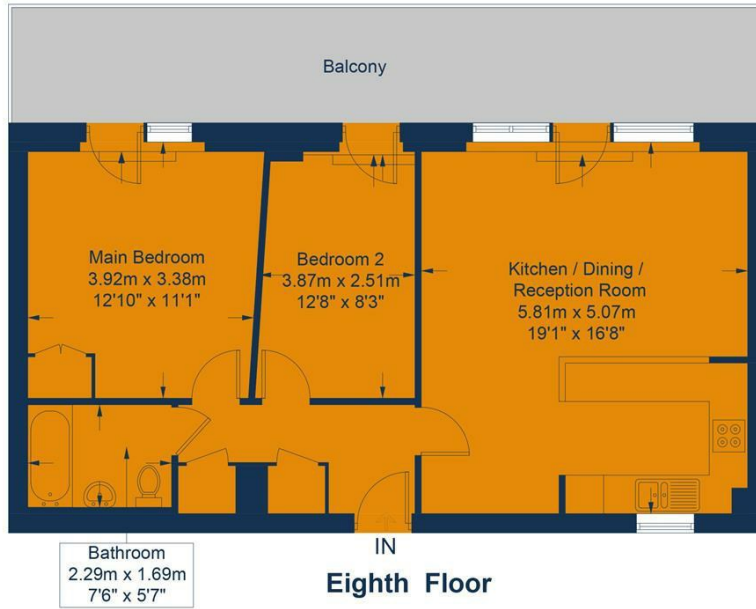
The apartment features a bright and spacious open-plan reception and kitchen, ideal for both everyday living and entertaining. A standout feature is the extended wraparound private balcony, which spans one side of the apartment and is directly accessible from both the living area and principal bedroom, creating a seamless indoor-outdoor living experience and offering excellent space for relaxing or dining.

The property comprises two well-proportioned bedrooms, alongside a modern family bathroom, and is presented in good condition throughout, ready for

**Hemmingfords**

Palmers Road, E2

Approximate Gross Internal Area = 65.79 sq m / 708.16 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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