



ESTATEOLOGY

Pepys House, Kirkwall Place, London E2

Guide Price: £380,000 - £420,000

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Key features

Boasting a great location to local amenities, this lovely two bedroom first floor flat offers bright interiors throughout, combined with well proportioned rooms to match. Ideal property for the perfect first time buyers or buy to let investors. Call today to arrange a viewing.

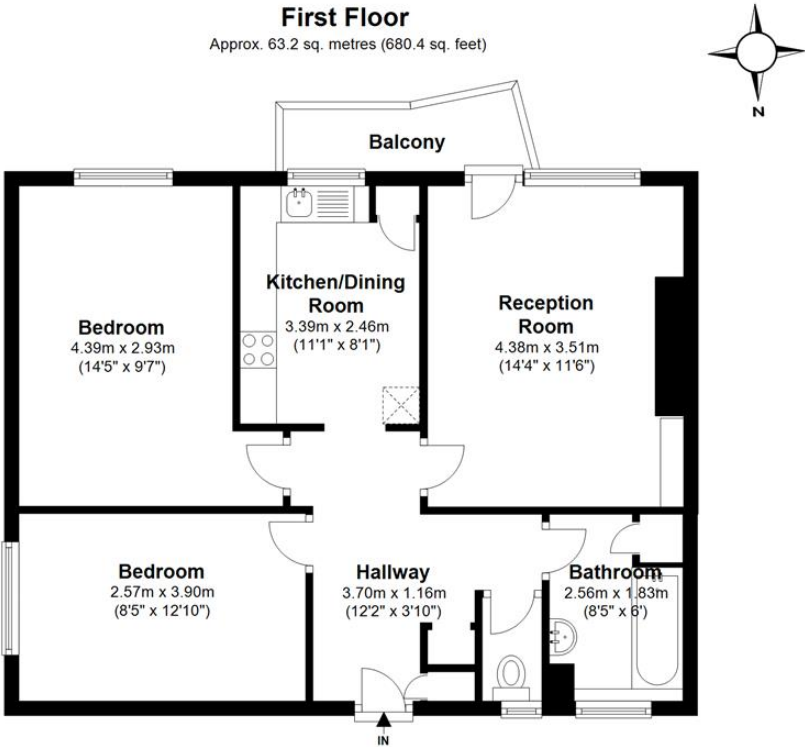
- Two Double Bedroom
- Spacious Lounge
- Separate Fitted Eat In Kitchen
- Two Piece Bathroom / Separate WC
- First Floor
- Balcony
- Trendy Location
- Superb Transport Links
- Ideal For First Time Buyers & Investors Alike
- Bethnal Green Underground Station (Central Line)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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	

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	67	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Total area: approx. 63.2 sq. metres (680.4 sq. feet)

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

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