



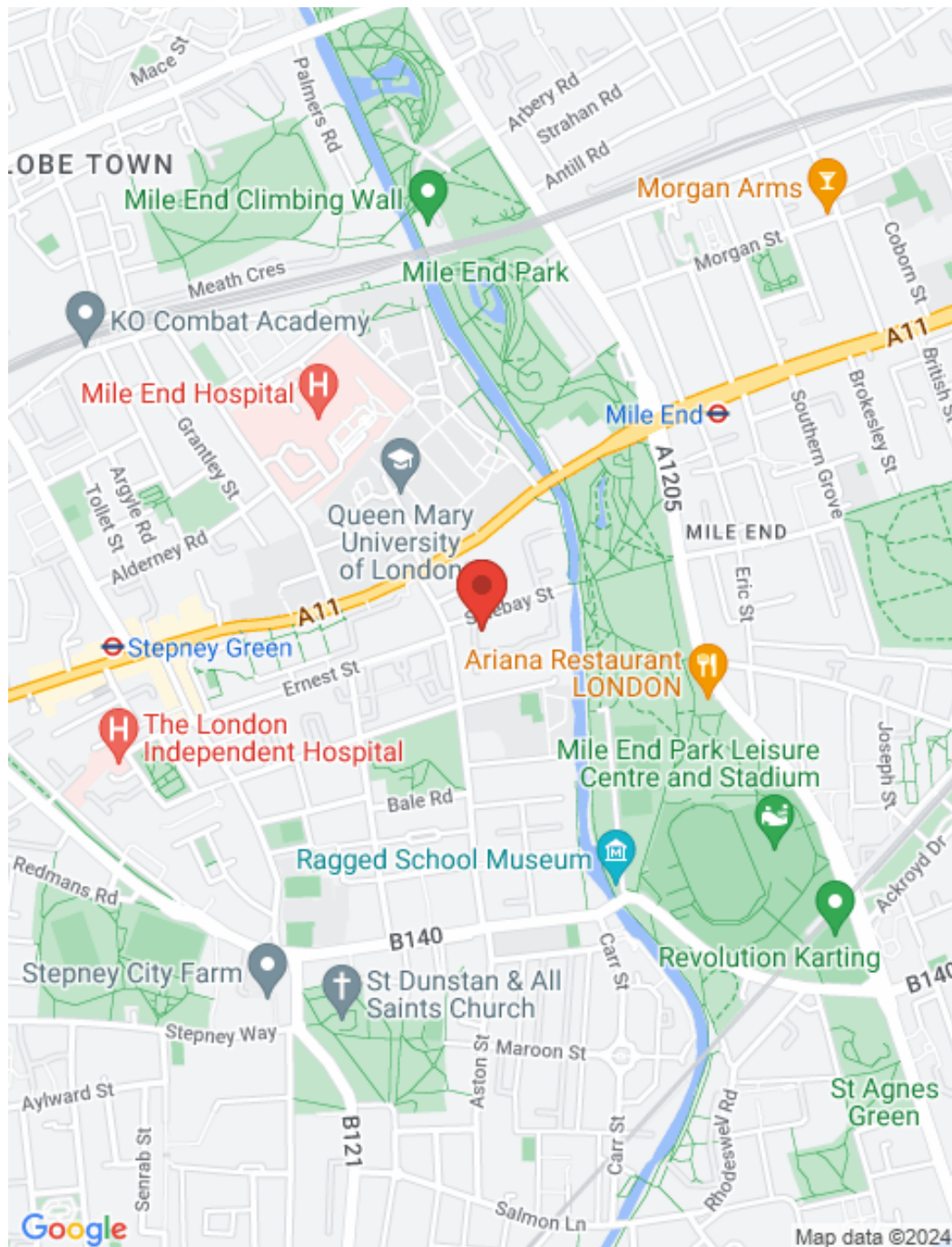
ESTATEOLOGY

James House, Solebay Street, London E1

Guide Price: £350,000 - £400,000 L/H

2 2





Key features

Bright and airy, two bedroom split-level apartment with a balcony located near the amenities and underground stations of trendy Stepney Green and Mile End. Call now to arrange your exclusive viewing slot.

- Two Bedrooms
- Reception with Fire Feature
- Across Two Floors
- Good Size Kitchen/Diner
- Excellent Transport Links
- Stepney Green and Mile End Road Underground
- Reception and Balcony South Facing
- Moments from QMUL
- Close To Mile End Park

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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020 3422 2333 020 3095 2333

hello@estateology.com

25 Roman Road, Bethnal Green, London, E2 0HU

29th Floor, One Canada Square, Canary Wharf, London, E14 5DY

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James House, E1

CAPTURE DATE 19/07/2021 LASER SCAN POINTS 3,338,365

GROSS INTERNAL AREA
65.38 sqm / 703.74 sqft

→ z

MAIN BEDROOM
3.53m x 3.02m
(11'7 x 9'11)

BEDROOM 2
4.04m x 2.60m
(13'3 x 8'6)

Third Floor

BALCONY
1.90m x 1.67m
(6'3 x 5'6)

RECEPTION
4.51m x 3.52m
(14'10 x 11'7)

KITCHEN
3.88m x 2.56m
(12'9 x 8'5)

Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
65.38 sqm / 703.74 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes bathrooms, restricted head height
60.30 sqm / 649.06 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.15 sqm / 33.91 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.30 sqm / 3.23 sqft

spec
Verified

RICS
Certified
Property
Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM3 3B RESIDENTIAL 66.91 sqm / 720.21 sqft
IPM3 3C RESIDENTIAL 64.31 sqm / 692.23 sqft

SPEC ID 60ef1bac8da05e0dc15a9cb0