

Wharf Place, E2



Blakestanley is thrilled to present to the market this share of freehold canal side two bedroom warehouse conversion apartment. The original factory was built shortly after Regent's Canal, in the mid-1800s, rich with history it was finally used as animal feed production before its conversion to residential units in the 1990s. The apartment is located on the 3rd floor and boasts a total of 641sqft (59.6sqm) consisting an open plan reception/kitchen/diner with a Juliette balcony offering views of the canal, two double bedrooms, a three piece bathroom suite and an en-suite shower room in the master bedroom. The building benefits from off road and underground car parking, on a first come first serve basis, and secure underground bike storage. Perfectly positioned for visiting the local buzz of Broadway Market and Columbia Road or finding some nearby tranquillity at Victoria park, Haggerston Park or the London Fields Lido. Being sold as chain Free.

£650,000
Share of Freehold

KEY FEATURES

- Canal side apartment
- Share of Freehold
- Period Conversion
- Two double bedrooms
- Two bathrooms
- Underground and off-road parking
- Amenities of Broadway Market and Mare Street
- Local parks; Haggerston Park, London Fields and Victoria Park

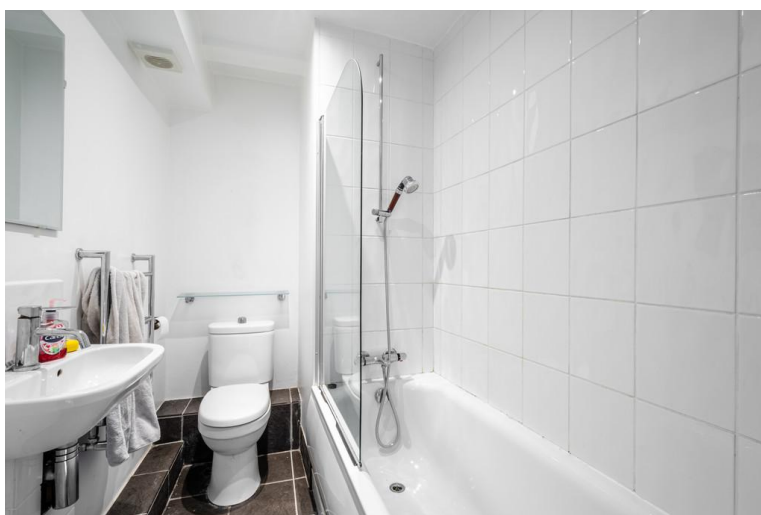
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

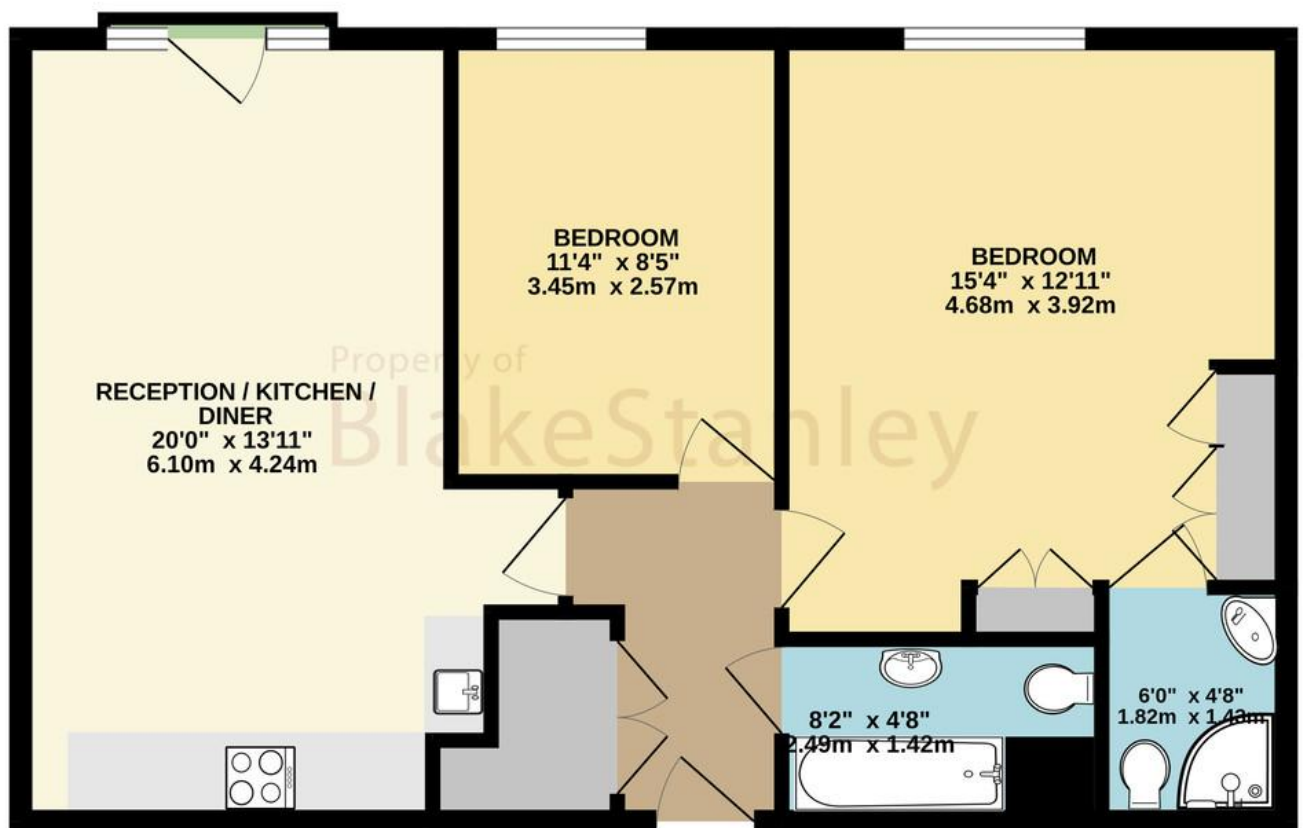
ADDITIONAL INFORMATION

TENURE:	Share of Freehold – 991 years	(Advised by Vendor)
SERVICE CHARGE:	£2,842.68 p.a.	(Advised by Vendor)
GROUND RENT:	£0	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,754.57	(Advised by Vendor)
LOCAL AUTHORITY:	Tower Hamlets London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



THIRD FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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