

Wharf Place, E8



Blakestanley are delighted to present to the market this chain free, two-bedroom apartment set within a period warehouse conversion overlooking Regent's Canal. The property, situated on the first floor, comprises a spacious open plan kitchen and reception room with Juliet balcony overlooking the canal, two well-sized bedrooms and one three piece bathroom. Bathed in natural light, the property offers a wealth of warehouse features, such as 12ft high ceilings throughout, expansive warehouse windows and wooden floors. Other benefits include secure underground parking and plenty of storage. Within easy reach is Shoreditch and the City and an array of transport links, including Bethnal Green and Hoxton. The green open spaces of Haggerston Park, London Fields and Victoria Park are moments away, while the vibrant life of Broadway Market and Columbia Road are just a short walk from the property.

£560,000

Share of Freehold

KEY FEATURES

- Canal side apartment
- Period warehouse conversion
- Two double bedrooms
- Open plan living kitchen & reception
- High ceilings & wood flooring
- Secure and off street parking
- Secure bike storage
- Chain Free

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

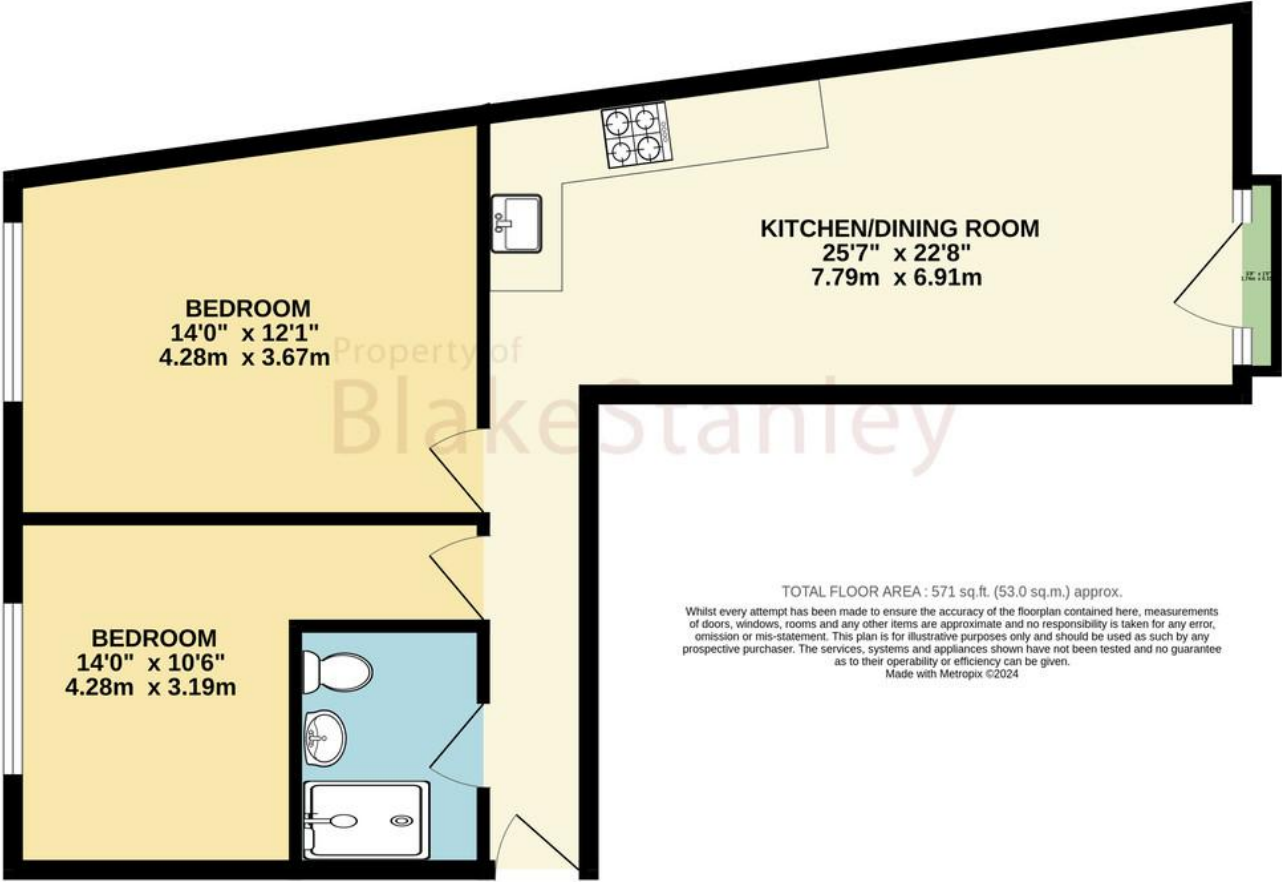
ADDITIONAL INFORMATION

TENURE:	Share of Freehold – 990 years	(Advised by Vendor)
SERVICE CHARGE:	£2,500.00 p.a.	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,675.51	(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.



RAISED GROUND
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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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