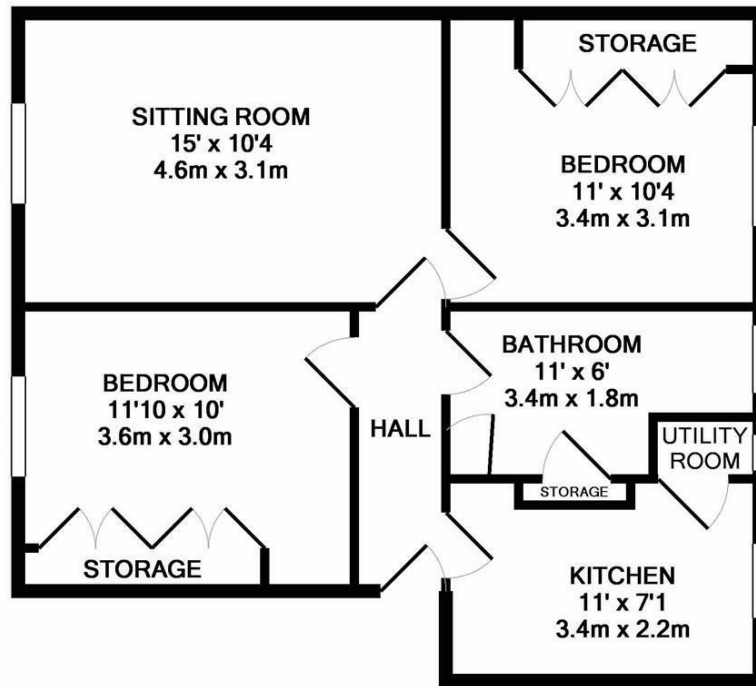


Flat

Wellington Way E3

£435,000



TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewings Saturday 8th August - By Appointment Only

This is a beautifully renovated apartment set in a former Grade 2 listed Victorian rail worker's building, two minutes walk from Bow Road Underground Station and Bow Church DLR. Mile End Underground Station (Central Line) is a 10 minute walk away.

The amenities of Bow Road and the green spaces of Victoria Park and Mile End park are all within close proximity, as is the city and beyond. Roman Road is close-by and offers plenty of cafe's and independent shops.

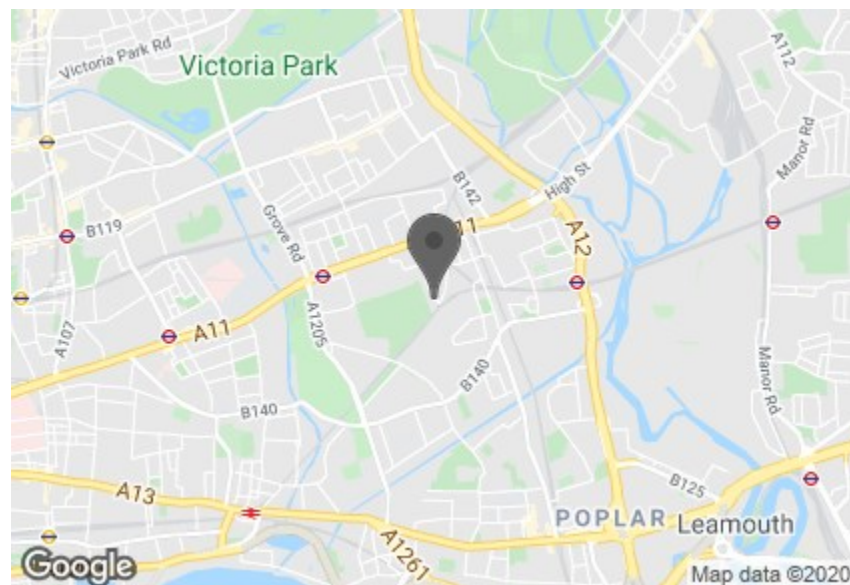
The apartment is located on the third floor of this impressive Victorian block. Upon entering the property you find a stylish kitchen with built in appliances including a double oven and dishwasher, and plenty of storage. There is also a useful utility room.

The sitting room is south west facing and gets sun throughout the day. It is light and spacious with trendy decor, a fireplace and a beautiful sash window that lets in light and frames the leafy, urban views. There are two double bedrooms with bespoke built-in wardrobes and original sash windows. The bathroom is luxurious, with high ceilings, quality fittings and both a shower and roll top bath.

There are original oak doors throughout the property and the flooring is a mixture of engineered wood and high quality wool carpets. This would make an excellent first time purchase for professionals working in the City.

There is also a communal patio, which is lovely and sunny.

OUT AND ABOUT



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ENERGY AND EFFICIENCY RATING

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



- Clue adventures - For the big kid in you.. get involved in an immersive escape game.
- East London Liquor Company - Try some gin at the in-house distillery.
- Victoria Park - Opened in 1845, it has a pond, children's play areas, a pavilion and tennis courts and is a great place for a stroll on a summer's day.
- Mile End Park - Local park with children's play facilities and a skate park.
- Morgan Arms - Lovely local Est End pub serving great food and local ales.

