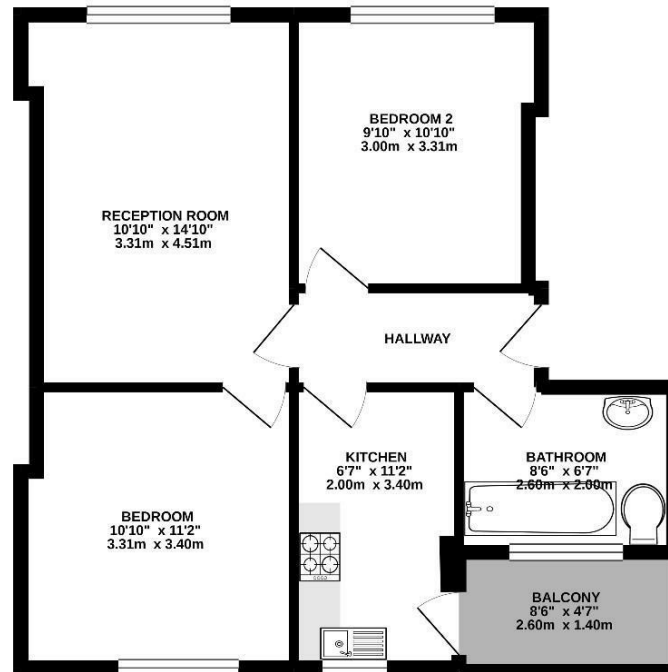


Flat

Wellington Way E3

£425,000

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with Mapbox 12/2021

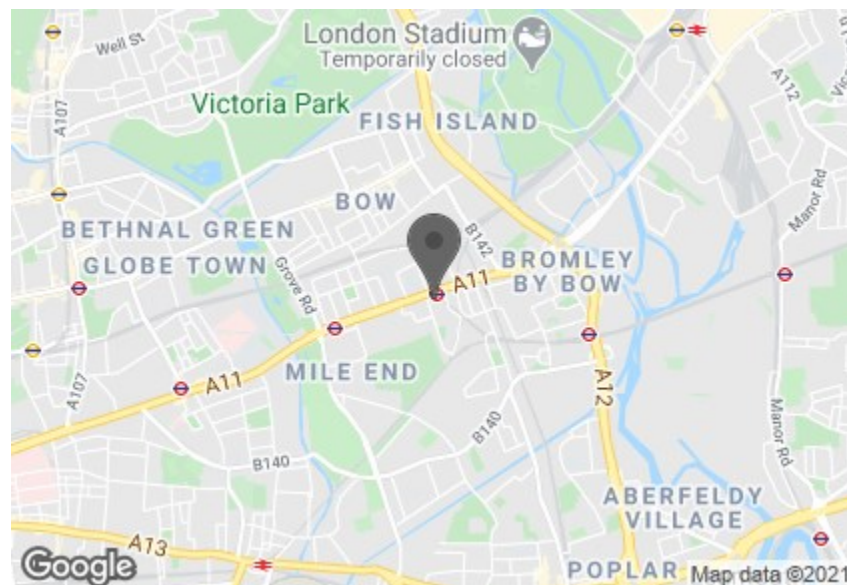
Price Guide: £425,000 - £450,000

This is a light and beautifully presented apartment located within a Grade 2 listed Victorian Railway Worker's building. It is located moments from Bow Road Underground Station and Bow Church DLR. Bow Road itself offers plenty of amenities and excellent bus links into the City.

The apartment has been tastefully refurbished by its current owner to a high specification and is set on the top floor of this sensitively restored Victorian building. Internally, the hallway is wide and welcoming and leads to a spacious and light sitting room, which offers plenty of space to entertain. There is a lovely contemporary kitchen with a door that opens onto a private balcony. There are two double bedrooms and a stylish and modern bathroom. Original sash windows can be found at the front of the apartment and there is a communal sunny patio to the rear of the block.

#### OUT AND ABOUT

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.  
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.  
Mile End Park - Local park with children's play facilities and a skate park.  
Morgan Arms - Lovely local East End pub serving great food and local ales.



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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		
(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

