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326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808

2 Spencer Way, London, E1 2PW  
£260,000

Public Notice. 9 Kelday Heights, 2 Spencer Way, London, E1 2PW

We are acting in the sale of the above property and have received an offer of £245,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - B

Kings Group - Hackney are delighted to offer For Sale, this ONE BEDROOM APARTMENT set on the 3rd floor of Kelday Heights, Spencer Way, E1. Offered on a CHAIN FREE basis, this ideal starter or investment property is comprised of open plan lounge and kitchen/diner, one deuble bedroom and spacious bathroom. The property also benefits from storage cupboards within the hallway and a balcony with views of The Shard and Canary Wharf. A short walk from the apartment are Shadwell Overground and DLR stations with links to Canada Water (Jubilee) and Canary Wharf. Also within walking distance is Watney market and a number of local shops and amenities including Londis. The property al

**Entrance Hallway**  
17'06 x 3'06 (5.33m x 1.07m)

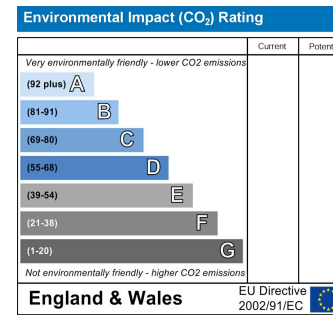
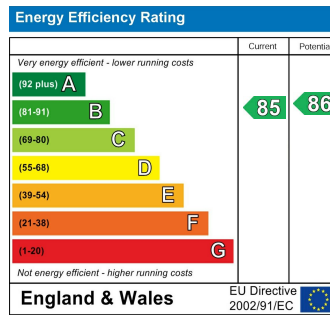
**Lounge (Open Plan)**  
11'09 x 11'02 (3.58m x 3.40m)

**Kitchen/Diner (Open Plan)**  
11'09 x 11'02 (3.58m x 3.40m)

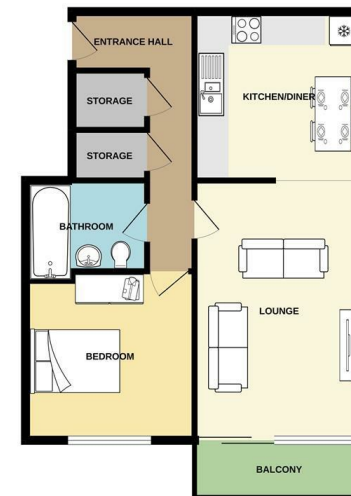
**Bathroom**  
8'01 x 5'06 (2.46m x 1.68m)

**Bedroom**  
11'11 x 13'06 (3.63m x 4.11m)

**Balcony**



GROUND FLOOR  
54.7 sq.m. (588 sq.ft.) approx.



1 BED APARTMENT  
TOTAL FLOOR AREA: 54.7 sq.m. (588 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floor, window, door and wall dimensions are approximate and are provided as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given in respect of their operation or condition.

