



**Kelday Heights 2 Spencer  
Way, London**

**50% Shared  
Ownership £130,000  
Leasehold**



# Kelday Heights 2 Spencer Way, London

326 Mare Street, Hackney, London, E8  
1HA

0208 510 0808  
[www.kings-group.net](http://www.kings-group.net)

- One Bedroom Apartment
- Chain Free
- Leasehold
- 24 Hour Concierge
- Walking distance to Shadwell (DLR) Station
- Local shops and amenities nearby
- Balcony
- Ease of access to A13, A11 & A1023
- Ideal investment or First Time Purchase
- 50% Shared Ownership option available

**\*\*50% Shared Ownership\*\***

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 also offers excellent transport links and access to the A1023, A13 and A11 providing road links in and out of Central London. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:  
Lease Length:- 125 Years  
Lease Term:- 25/12/2007 ~ 25/12/2132  
Ground Rent:- TBC  
Service Charge:- TBC  
Council Tax:- Band C  
EPC Rating:- B

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**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)**

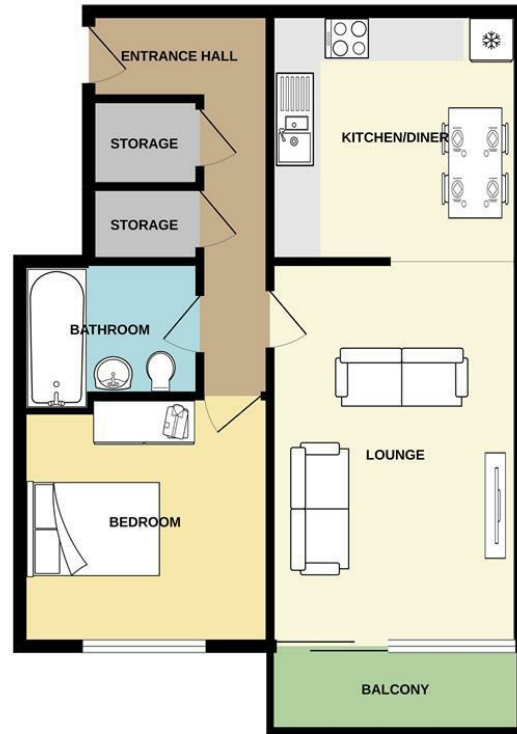
**Kitchen/Diner (Open Plan) 11'09 x 11'02 (3.58m x 3.40m)**

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

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

**Balcony**

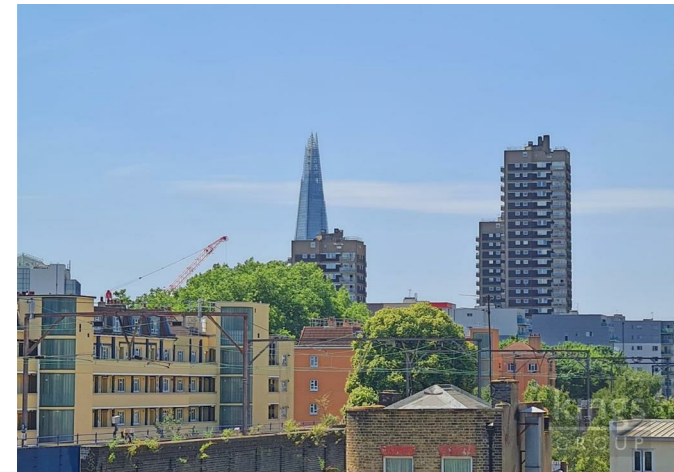
GROUND FLOOR  
54.7 sq.m. (588 sq.ft.) approx.



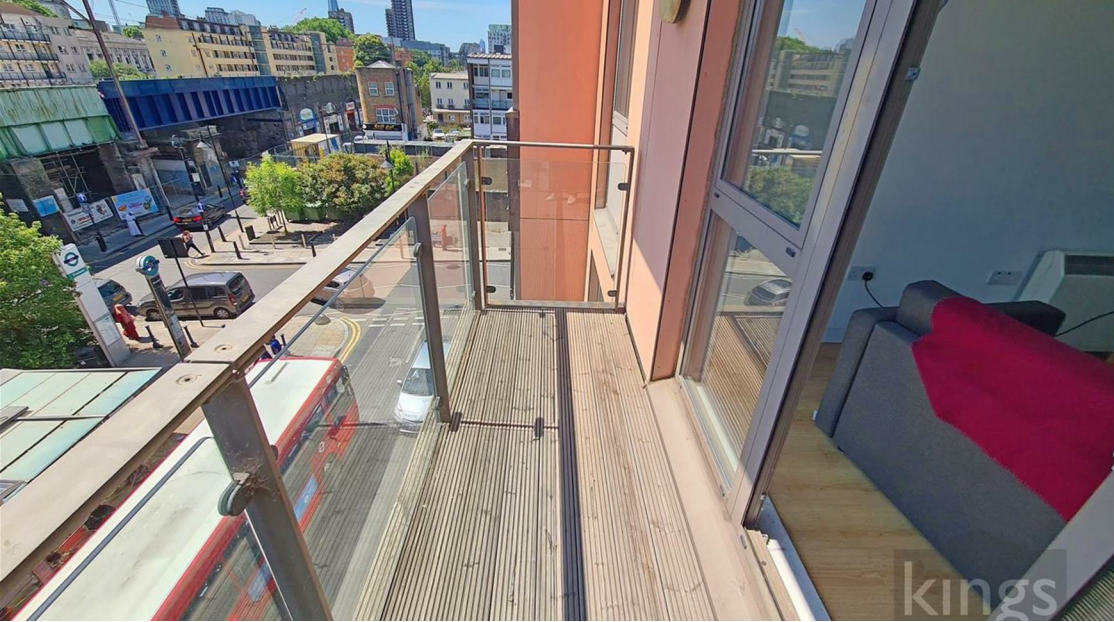
1 BED APARTMENT

TOTAL FLOOR AREA: 54.7 sq.m. (588 sq.ft.) approx.

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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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