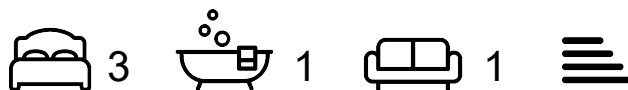




## Lipton Road

E1 0LJ

Guide Price £475,000 - £500,000



Guide Price: £475,000 - £500,000

Bright and airy split-level maisonette positioned on the ground and first floor of this purpose built development. The property boast from three bedrooms, two receptions, first floor bathroom and separate w.c. Located within easy reach of public transport facilities with Limehouse, Stepney Green, Shadwell and Whitechapel stations. Also E1's popular venues such as Half Moon Theatre, Troxy Music Hall as well as the numerous bars and restaurants and eateries in Limehouse Marina are all within close proximity.



**RECEPTION ONE 9'5" x 8'2" (2.87 x 2.49)**

Double glazed window, wall mounted gas central heating, laminated flooring, door leading out onto balcony.

**RECEPTION TWO 10'11" x 8'1" (3.33 x 2.46)**

Double glazed window, wall mounted gas central heating, laminated flooring.

**KITCHEN/DINING AREA 12'9" x 9'5" (3.89 x 2.87)**

Fitted wall and base units, sink and drainer, oven and hob, tiled splash backs, wall mounted gas central heating, double glazed window.

**FIRST FLOOR LANDING**

**BEDROOM ONE 16'7" x 9'0" (5.05 x 2.74)**

Double glazed window, wall mounted gas central heating, laminated flooring.

**BEDROOM TWO 13'8" x 8'11" (4.17 x 2.72)**

Double glazed window, wall mounted gas central heating, door leading out onto balcony.

**BEDROOM THREE 10'7" x 7'6" (3.23 x 2.29)**

Double glazed window, wall mounted gas central heating, laminated flooring.

**BATHROOM 7'1" x 6'5" (2.16 x 1.96)**

Double glazed window, panelled bath, low level wc., wash hand basin, wall mounted gas central heating, fully tiled walls and flooring.

**W.C 4'4" x 2'8" (1.32 x 0.81)**

**TENURE - LEASEHOLD**

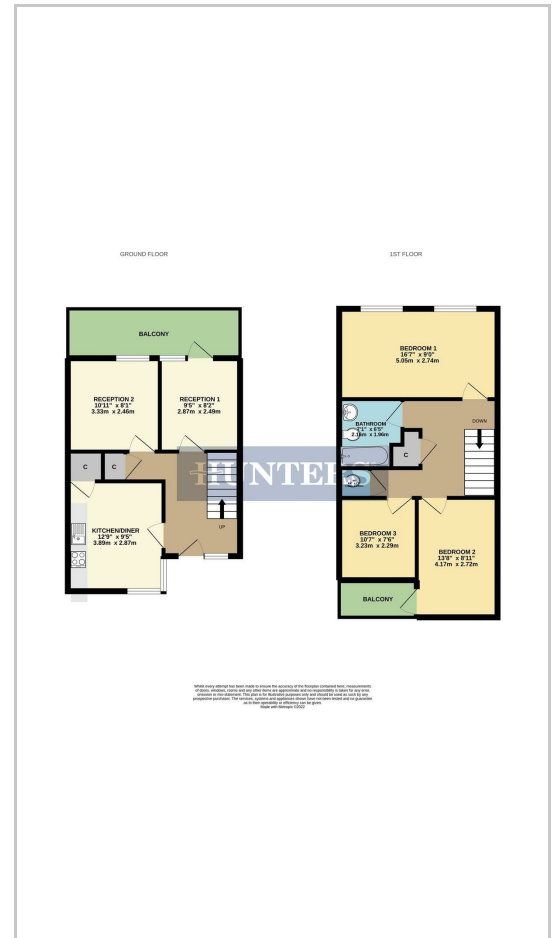
**LOCAL AUTHORITY - TOWER HAMLETS**

**COUNCIL TAX BAND - C**

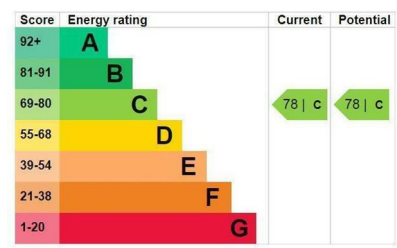
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.