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Vineyard Studios, Shaftesbury Road, E7 8PY

Guide Price £325,000



Guide Price £325,000-£340,000. Situated within this Historic Sweet Factory in the East End is this spacious two-bedroom apartment. This delightful warehouse conversion boasts from two large bedrooms a bright and airy open plan living/kitchen with impressive high ceilings throughout and its own private terrace. Furthermore, the property is offered with no onward chain ideal for those looking to snap up a quick purchase.

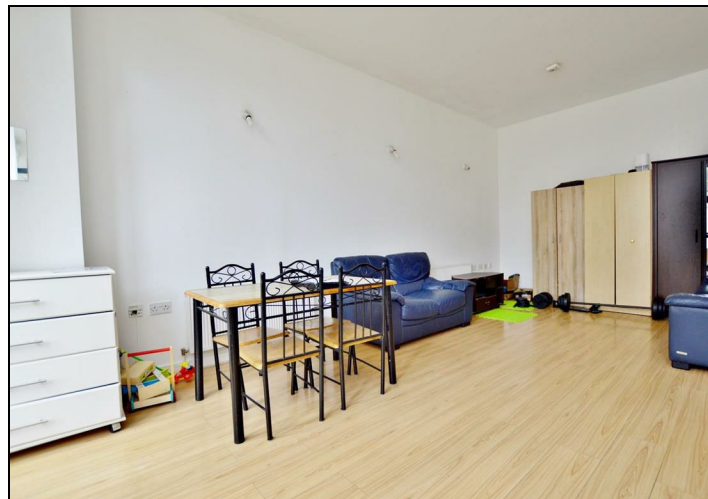
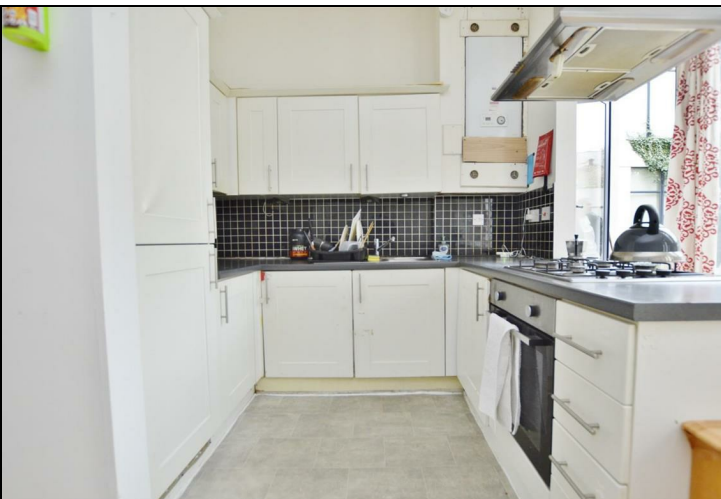
The property is ideal for commuters working in both central London or Docklands with Upton Park underground, Forest Gate Elizabeth line and a number of busses all with easy reach. An internal viewing is highly recommended to fully appreciate the property on offer.

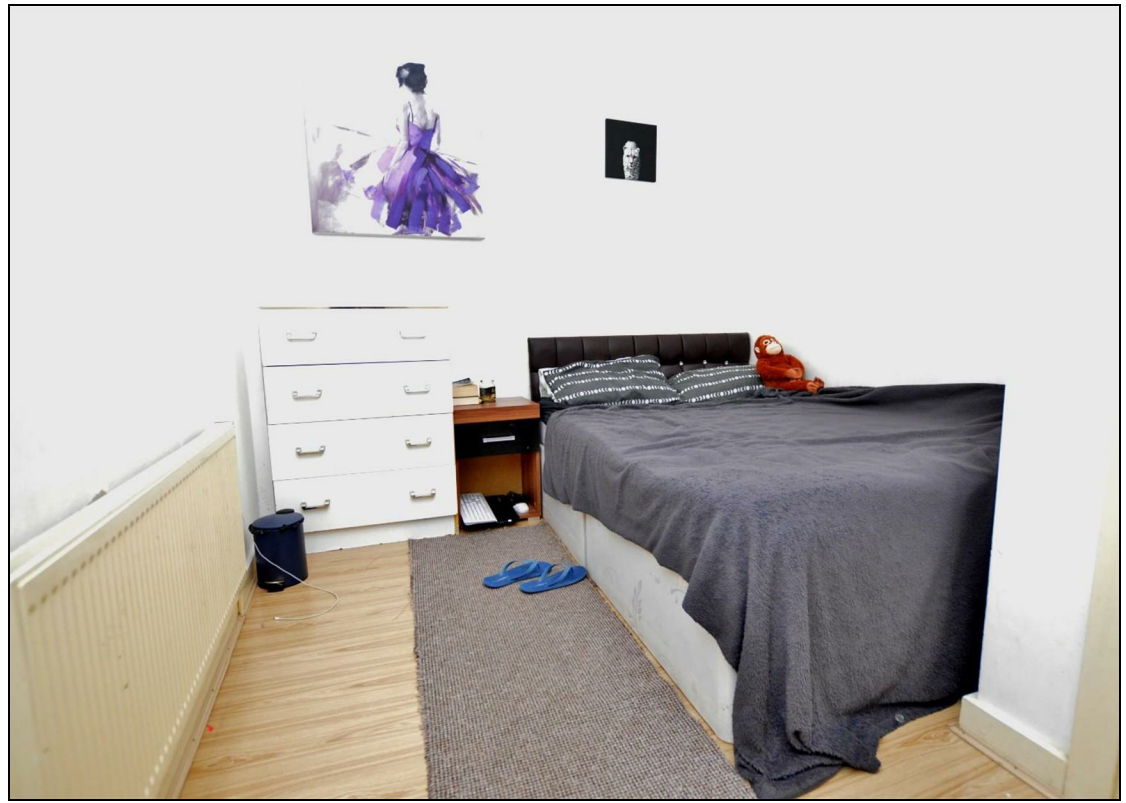
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KEY FEATURES

- WAREHOUSE CONVERSION
 - TWO BEDROOMS
- GROUND FLOOR APARTMENT
 - OWN PRIVATE TERRACE
 - HIGH CEILINGS
 - NO ONWARD CHAIN
- EASY REACH OF UPTON PARK UNDERGROUND
 - OPEN PLAN LIVING/KITCHEN SPACE

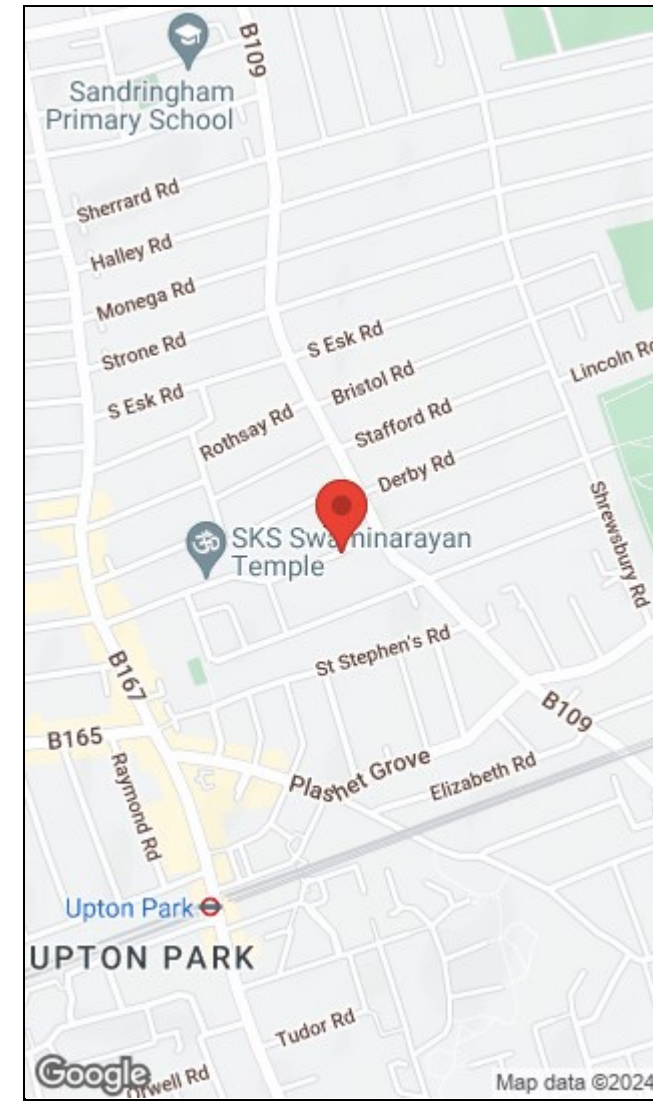




GROUND FLOOR



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, omissions 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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| 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 | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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