



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Spectacle Works, Jedburgh Road, E13 9LX

Guide Price £300,000 - £320,000



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Set within this desirable Warehouse conversion, is this splendid larger than average One bedroom apartment. Positioned on the second floor of this sought after and former Sweet Factory, this great property enjoys a number of fine features. These include, stunning high ceilings, large windows which allow ample of natural light to bounce through hitting the skimmed white walls, a well presented kitchen and bathroom suite. Furthermore, there is an allocated parking space which is secure behind electronic gates. The property has potential to be converted as a two bedroom apartment, making this a great investment proposition. In addition, the property is conveniently located for both Upton Park and Plaistow Underground, with Canning Town DLR also within easy reach. This truly is a fantastic apartment and must be viewed to appreciate.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345  
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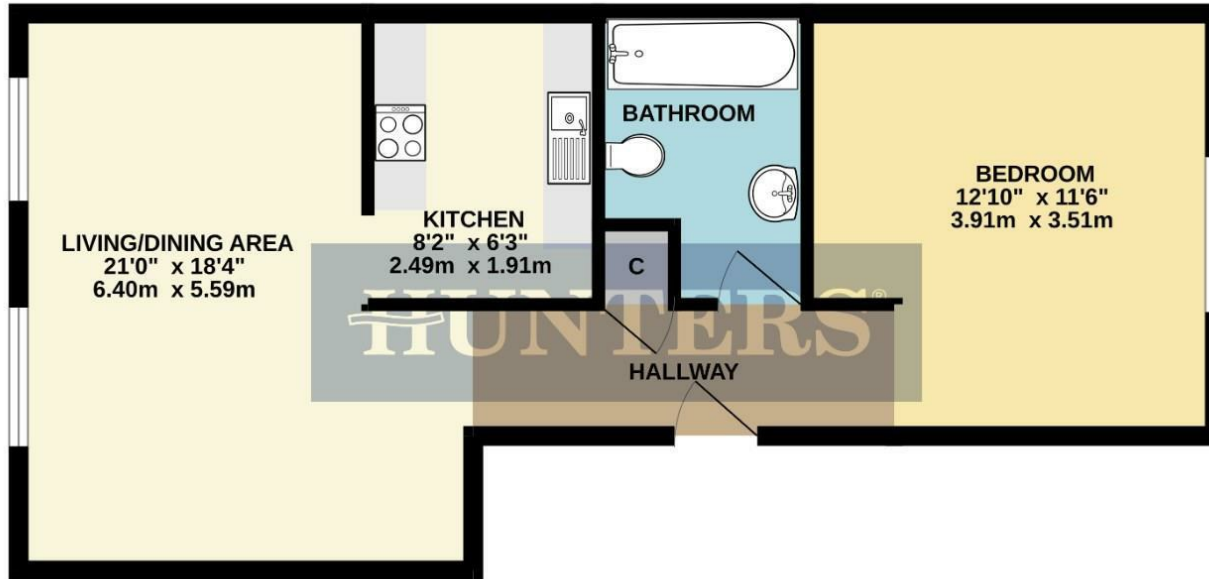
## KEY FEATURES

- SPACIOUS WAREHOUSE CONVERSION
  - LARGE ONE BEDROOM WITH POTENTIAL TO CONVERT
- SECURE ALLOCATED PARKING SPACE
  - NO ONWARD CHAIN
  - WELL PRESENTED
- EASY REACH OF UPTON PARK AND PLAISTOW UNDERGROUND

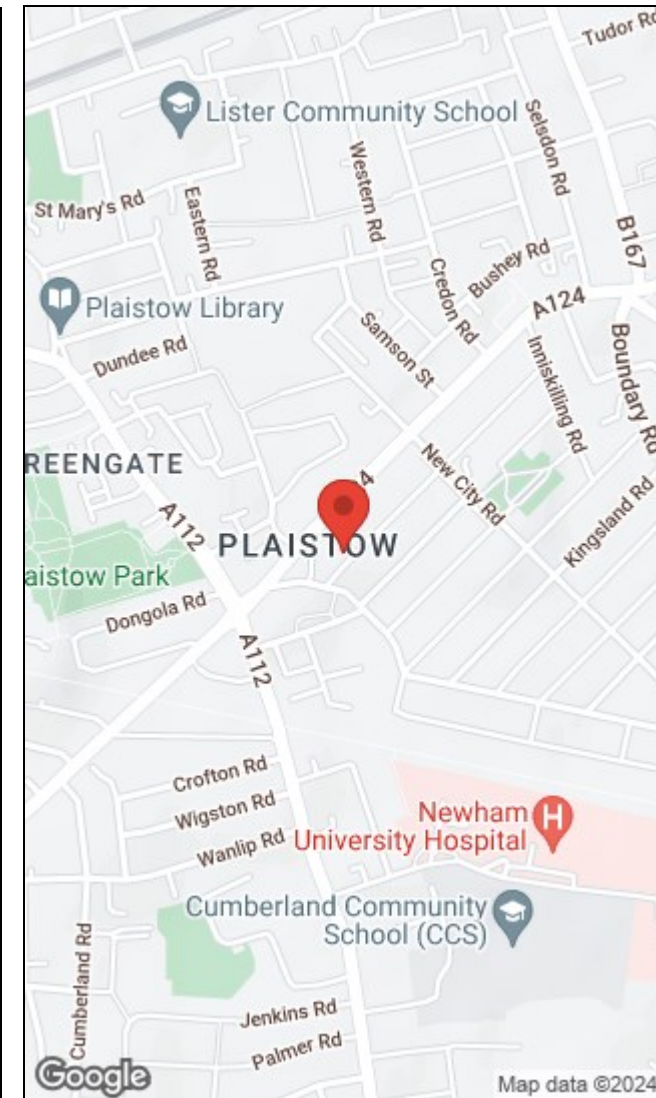




## SECOND FLOOR



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, 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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