



HUNTERS[®]

HERE TO GET *you* THERE

Spectacle Works, 1a Jedburgh Road, E13 9LX



Guide Price £225,000 - £235,000

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Discover the epitome of urban living with this expansive ground-floor apartment, set within a stunning warehouse conversion. Priced to entice, this larger-than-average gem is nestled in a highly sought-after area, offering unparalleled convenience to local amenities and public transport. With Plaistow and Upton Park underground stations just a short stroll away and Canning Town easily accessible, commuting has never been simpler.

Step inside to find generous living spaces, including a vast living room with soaring high ceilings, a distinct bedroom area. This property is designed to impress, providing the perfect blend of style and functionality. Plus, with no onward chain, the transition to your new home is seamless.

Entrance

Communal entrance leading to own entrance door.

Studio Area

22'9 x 14'10

Double glazed window to front and rear. Wall mounted electric heaters, doors door leading to bathroom and storage area.

Bathroom

7'9 x 6'0

Suite comprising of bath, wash basin wc, and tiled walls.

Kitchen Area

11'4 x 5'11

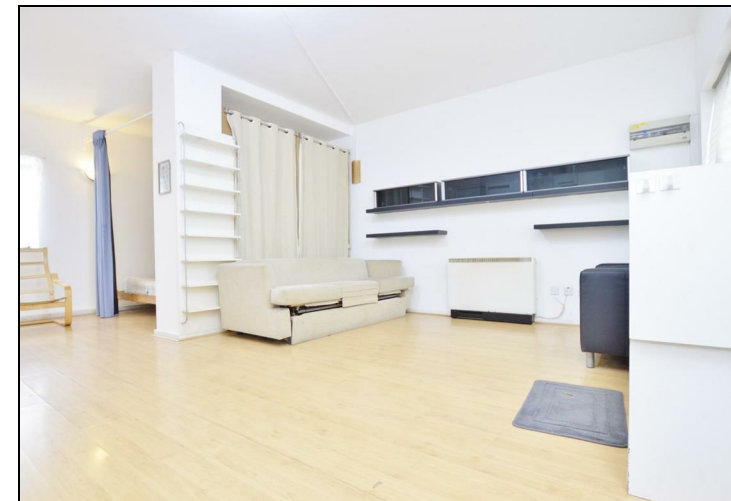
A range of wall and base units, worktops, integrated electric cooker with hood, stainless steel sink, plumbing for washing machine.

Storage

11'4 x 5'11

KEY FEATURES

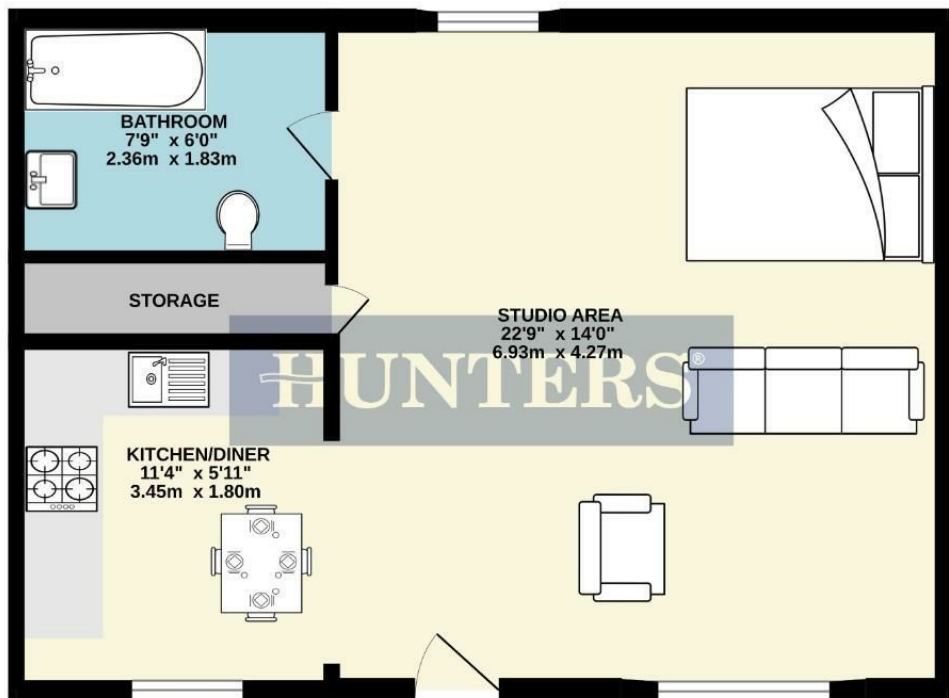
- STUDIO APARTMENT
 - GROUND FLOOR
- GENEROUS LIVING SPACES
- STUNNING WAREHOUSE
 - COMMUNAL AREA
- LOCATED FOR PLAISTOW AND CANNING TOWN STATIONS
- LOCAL TRANSPORT LINKS AND AMENITIES
- NO ONWARD CHAIN



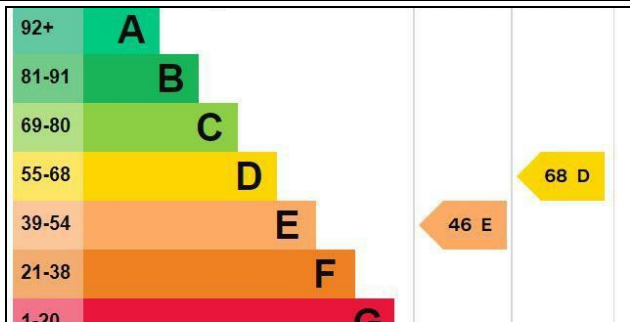
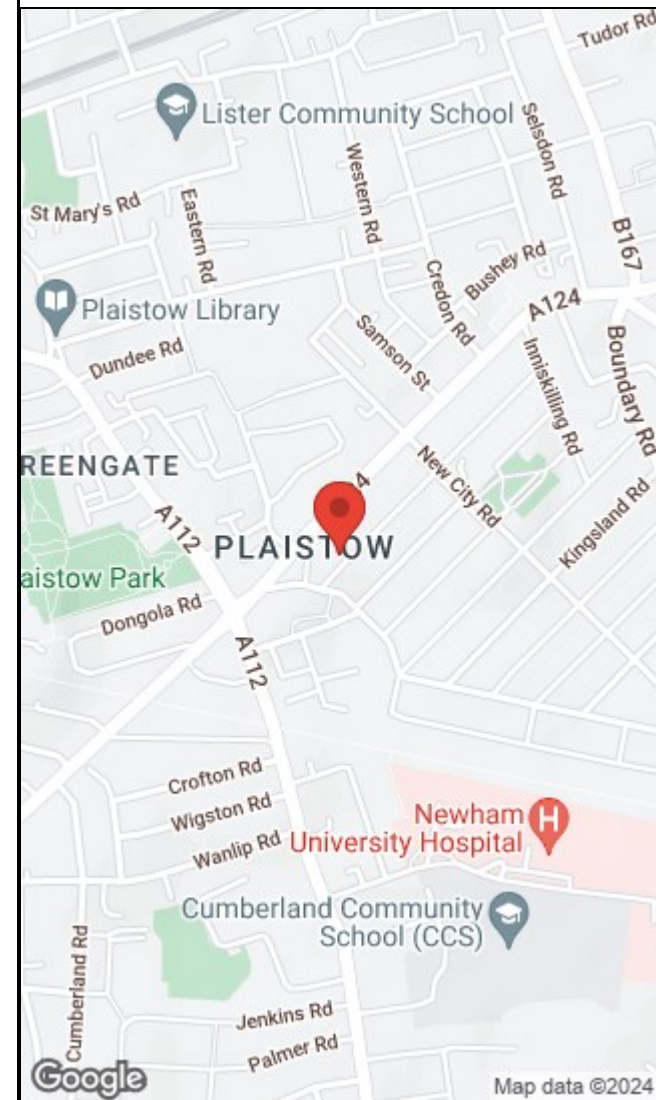




GROUND FLOOR



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, 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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