



HUNTERS[®]
HERE TO GET *you* THERE

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Wine Close, London, E1W 3RQ

Guide Price: £800,000 -£850,000

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Guide Price £750,000- £850,000

For Sale in Wapping E1W, a charming three bedroom house. Located in the highly coved Wapping neighbourhood this terraced property is a rare find. The spacious kitchen/dining room opens to a lovely rear garden with stunning views of Wapping Woods. On the first floor you'll find a generously sized reception area with delightful views of Wapping Woods, while the bedroom boasts scenic views of Shadwell Basin. The second floor features a bathroom with additional storage, and the third bedroom completes the accommodation.

Wine Close is conveniently situated to the East of Wapping just off Garnet Street and a stone's throw away from Wapping Overground Station. You'll also find a variety of shops, pubs and restaurants all within easy reach. One Parking space available for residents at the property. Additional parking permits can be applied for via the council.

HALLWAY

KITCHEN

13'7" x 12'6"

Modernised kitchen with a range of wall and base units, roll top work surface, sink and drainer, extractor hood, two windows to rear, door leading to rear garden.

BEDROOM THREE

9'4" x 7'2"

Window to front, carpet flooring, wall mounted radiator.

W.C

6'6" x 2'10"

Low level w.c.

GROUND FLOOR STORAGE 1

5'9" x 4'11"

GROUND FLOOR STORAGE 2

2'10" x 2'7"

REAR GARDEN

FIRST FLOOR LANDING

LOUNGE

13'8" x 9'4"

Window to front, wall mounted radiator, carpet flooring.

BEDROOM ONE

14' x 12'5"

Window to rear, wall mounted radiator, carpet flooring.

FIRST FLOOR STORAGE 1

5'9" x 4'11"

SECOND FLOOR LANDING

BEDROOM TWO

13'9" x 9'5"

Window to front, wall mounted radiator, carpet flooring.

BATHROOM

9'5" x 6'4"

Three piece suite comprising of panelled bath with electric power shower above, wash hand basin, low level w.c, tiled walls, window to rear, storage cupboard.

STORAGE CUPBOARD IN BATHROOM

6'4" x 4'3"

SECOND FLOOR STORAGE 1

3'9" x 2'9"

SECOND FLOOR STORAGE 2

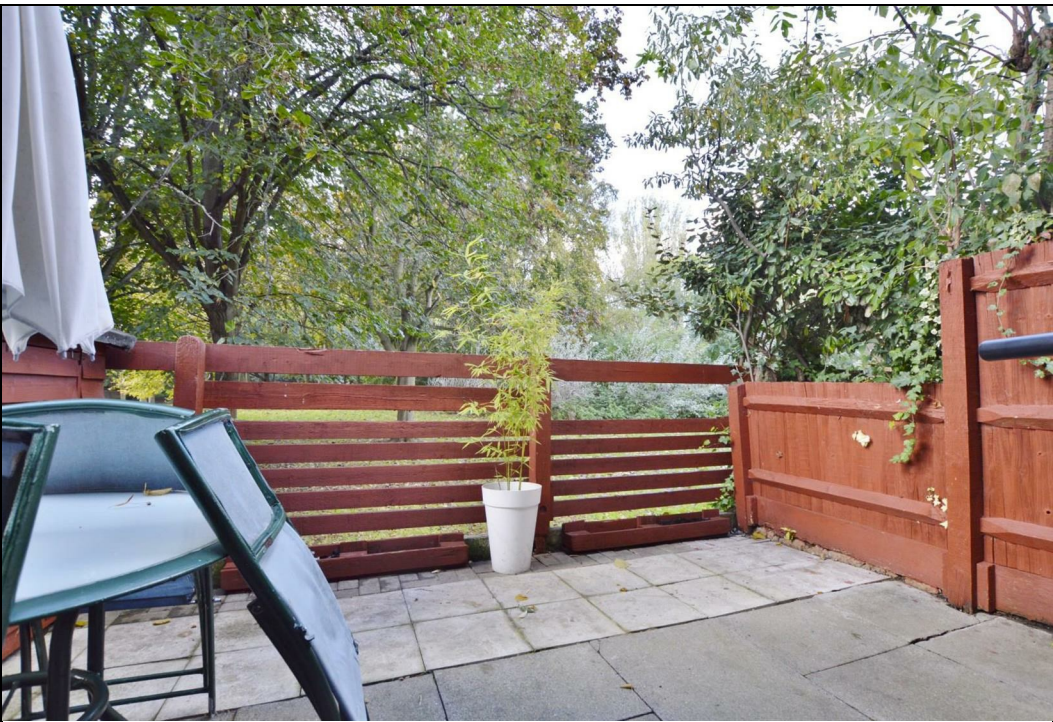
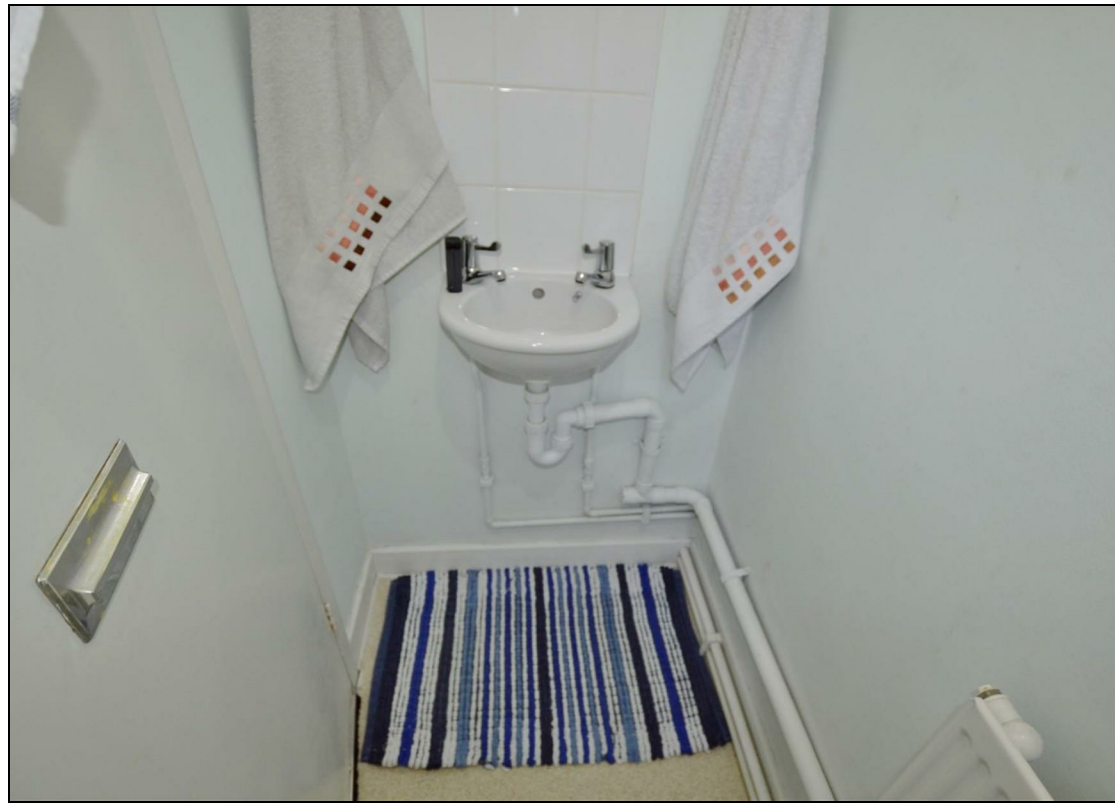
2'9" x 2'7"

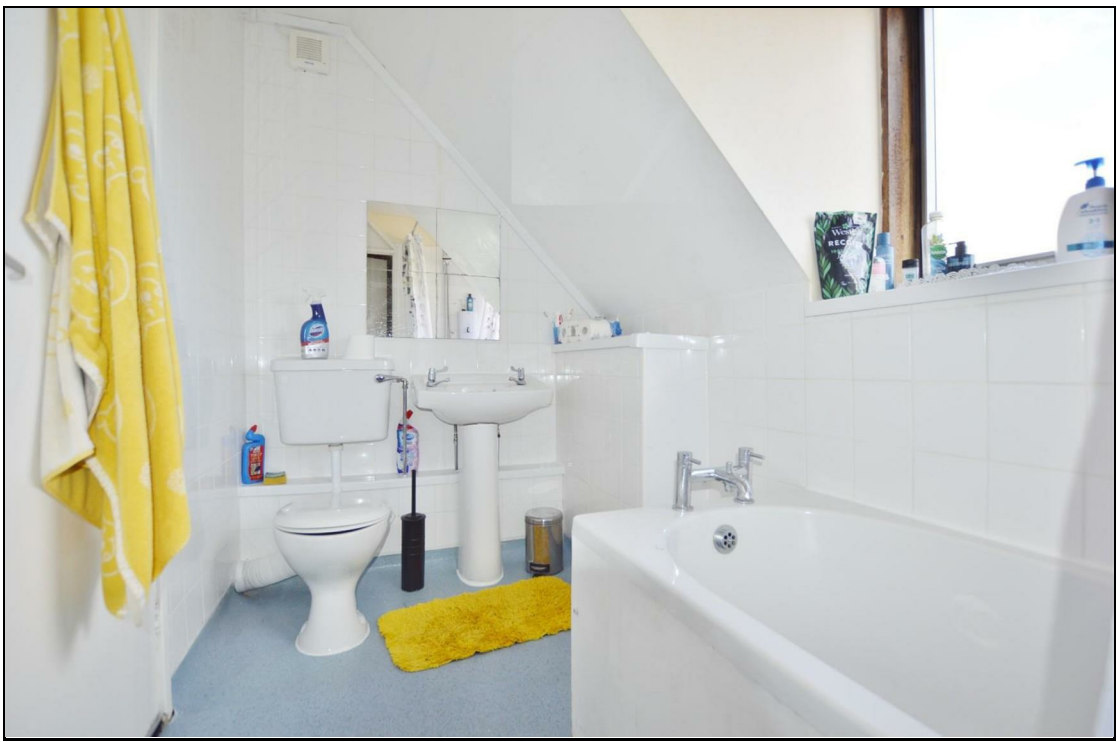


KEY FEATURES

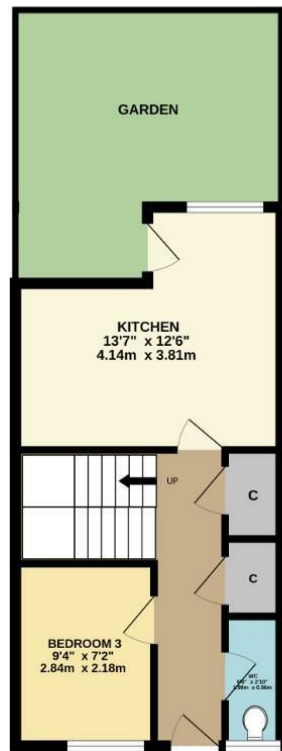
- TERRACED HOUSE
- THREE BEDROOMS
- LOUNGE
- SPACIOUS KITCHEN/DINING AREA
- REAR GARDEN WITH STUNNING VIEWS
OF WAPPING WOODS
- EASY REACH TO WAPPING STATION
- CAR PARKING SPACE
- LOCAL AMENITIES



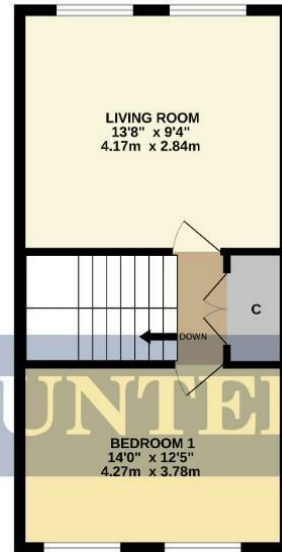




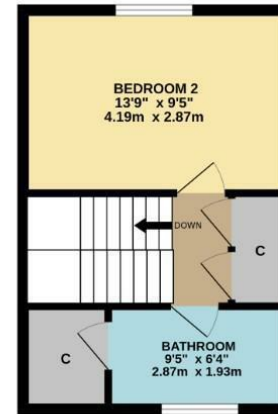
GROUND FLOOR



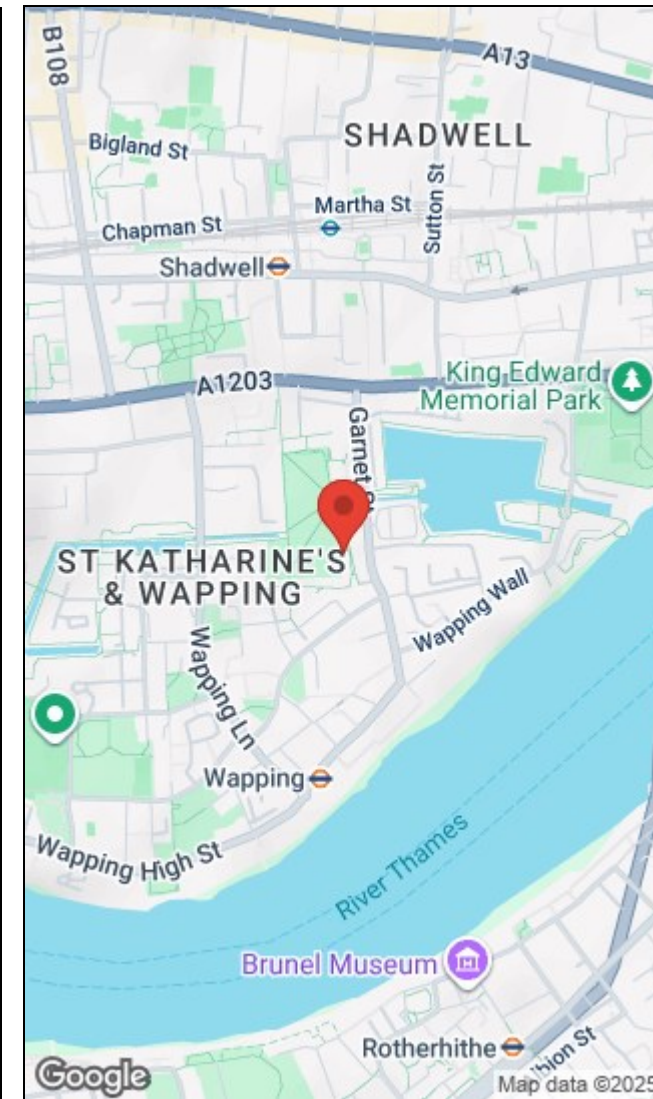
1ST FLOOR



2ND 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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345
plaistow@hunters.com | www.hunters.com



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