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Spectacle Works, 1a Jedburgh Road, London, E13 9LX

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Guide Price: £400,000 - £450,000

Nestled on the charming Jedburgh Road in Plaistow, this delightful flat is a unique find, having been thoughtfully converted from a former sweet factory. The property boasts an impressive blend of character and modern living, featuring large windows that flood the space with natural light and high ceilings that enhance the airy atmosphere.

This two-bedroom flat offers a bright and inviting lounge/dining room, perfect for both relaxation and entertaining. The well-appointed kitchen, complete with a stylish island, provides an ideal space for culinary enthusiasts to create and enjoy meals. The bathroom is conveniently located, ensuring comfort and practicality for residents.

With excellent transport links nearby, including Upton Park and Plaistow stations, as well as the Canning Town DLR, commuting to central London and beyond is both easy and efficient. The green open spaces of Plaistow Park are within easy reach where you can enjoy leisurely strolls, picnics, or simply basking in the beauty of nature, making it an excellent choice for those who appreciate outdoor activities.

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FOURTH 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 misstatement. 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.
Made with Metropix 5/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

LOUNGE/DINING ROOM

23'1" x 15'9"

Double glazed windows and double glazed sliding door leading onto balcony, laminated flooring, wall mounted storage heater.

KITCHEN

12'6" x 8'3"

Range of wall and base units, island with drawers, sink with mixer tap, tiled splash backs, laminated flooring.

BEDROOM ONE

16'8" x 13'9"

Double glazed windows, laminated flooring, wall mounted storage heater.

BEDROOM TWO

13'9" x 10'8"

Double glazed windows, laminated flooring, wall mounted storage heater.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash basin, wall hung w.c, tiled wall, tiled flooring.

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. 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.









