



ea<sup>2</sup>

020 7702 3456  
enquiries@ea2group.com  
www.ea2group.co.uk

35a Wapping High Street, Wapping, London E1W 1NR

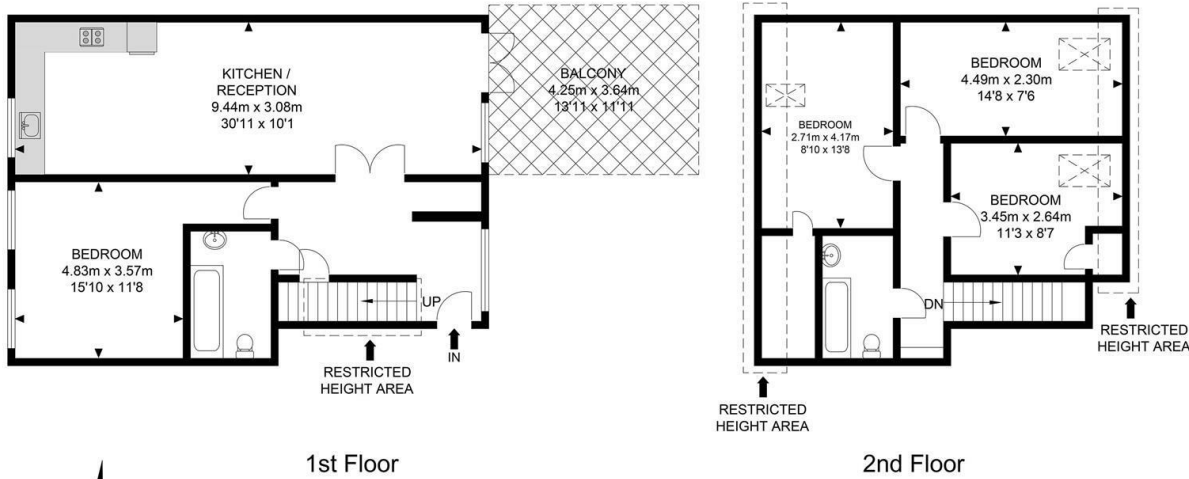


Crown Mews  
Stepney Green, E1

ea2 are pleased to offer for sale this modern built 2nd and 3rd floor 4 bedroom, 2 bathroom duplex apartment within this exclusive mews style development. Boasting over 1,150 square feet of living space, the apartment benefits from a spacious open plan lounge and kitchen diner with access to a large private terrace, 4 bedrooms and 2 Bathrooms. Secure gated development with parking space. Ideally located close to Stepney Green station and local bus routes providing great access to the City, Spitalfields, Shoreditch & Canary Wharf. Close to Queen Mary University and the Royal London Hospital. The owner has advised that they are currently achieving a rental income of £3,400 per calendar month. A lovely family home or a great buy to let investment. Share of Freehold and offered Chain Free.

Asking Price  
£800,000

# Crown Mews



1st Floor

2nd Floor



APPROX. GROSS INTERNAL FLOOR AREA 1154.11 SQ FT / 107.22 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA INC. BALCONY AREA & RESTRICTED HEIGHT AREA 1394.03 SQ FT / 129.51 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto  
 Photography and Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



ea2 Ltd have prepared these sales particulars as a general guide only. ea2 Ltd have not carried out a detailed survey, nor tested any services, appliances or fittings. Information regarding the length of lease, ground rent and service charge is provided by the seller and believed to be correct. Any purchaser is strongly advised to obtain verification from their legal advisor or surveyor.