



Wellington Row, London, E2

BUTLER & STAG



OPEN DAY - Saturday 13th APRIL 2024
Guide Price - £500,000 - £525,000
Situated on the top floor (with lift access)
and being a corner position of this low-rise
block - this three bedroom, dual aspect
apartment enjoys far reaching views
towards the ever-changing London city
skyline. Located within an easy walk of both
Columbia Road and Old Spitalfields Market
you are home to a community of one off
markets plus a mix of independent local
stores and restaurants to discover.



Leasehold

- Spanning 830 Sq/ft Internal Living Space
- Dual Aspect Apartment
- Huge Scope To Add Value Through Improvement.
- Top Floor
- South/West Facing Balcony
- Three Bedrooms
- Columbia Road Flower Market On Your Door Step
- Lift Access

Comprised of a bright, dual aspect living room, separate kitchen, separate toilet, three well-proportioned bedrooms, bathroom and good storage throughout. The apartment offers huge scope to add value through improvement.

The apartment sits on the borders of the two vibrant districts of Shoreditch and Bethnal Green. The vibrancy of both Columbia Road and Spitalfields, with their eclectic mix of café's, restaurants, bars, markets, and shops lie within easy reach.

Transport links include Hoxton Station, Shoreditch High Street Station and the area is well served by bus routes - 26 (to South Bank), 48 (London Bridge) and 55 (Oxford Circus).





Brabner House

Approx. Gross Internal Area 73.11 Sq M (787 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.