



Whiston Road, London, E2

BUTLER & STAG



Price Guide £675,000 - £700,000
Occupying the top floor and being a corner position of this striking modern development on Whiston Road - this three bedroom, two-bathroom apartment enjoys a popular urban location within an easy walk of both Columbia Road and Old Spitalfields Market where you are home to a community of one off markets plus a mix of independent local stores and restaurants to discover.



Leasehold

- Top Floor Apartment
- Three Generous Sized Bedrooms
- 1079 Sq/Ft Internal Living Space
- Popular Urban Location
- Full Width Terrace
- Two Bathrooms
- Stylish / Modern Interiors
- Hoxton Station Within Walking Distance

Spanning 1079 Sq/Ft of internal living space the property features a flowing open-plan living area, including a stylish, fully fitted kitchen which has been designed and manufactured with the ideology of amalgamation of simplicity and modernity. The incorporation of the durable Quartz countertop, featured lighting (under kitchen units), single sink in stainless steel (under mounted), integrated appliances make for all the features necessary to accommodate a contemporary lifestyle for the next discerning buyer. This great modern apartment features a large full width terrace, creating a fantastic outdoor extension to the main living area.

The apartment is finished and maintained to an impeccable standard with high specification finishes and the rare trait of having generous built-in storage in the master bedroom and hallway. Completing the property are three generous sized bedrooms (Principal bedroom with Ensuite) and two stylish bathrooms.

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, Haggerston Station and the area is well served by bus routes - 26 (to South Bank), 48 (London Bridge) and 55 (Oxford Circus).

- *LEASEHOLD
- *LEASE START DATE - 101/01/2014
- *LEASE LENGTH - 116 years
- *SERVICE CHARGE - £4,993PA
- *GROUND RENT - £450PA
- * GROUND RENT REVIEW -
- *COUNCIL TAX - E





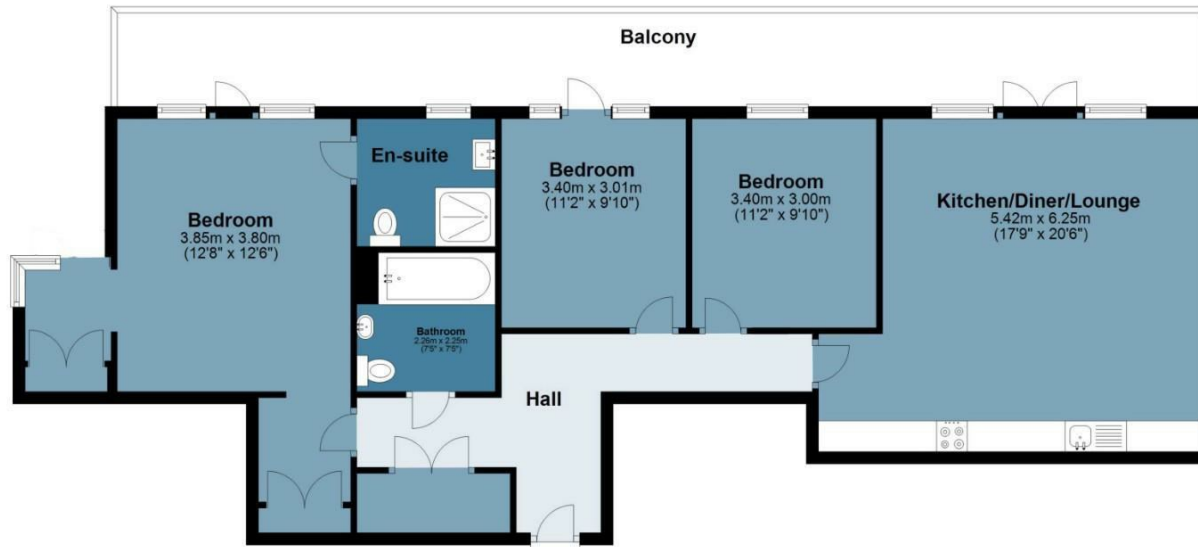
Whiston Road

Approx. Gross Internal Area 100.3 Sq M (1079.4 Sq Ft)

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Floor Plan

Approx. 100.3 sq. metres (1079.4 sq. feet)



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

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.

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