



Jodrell Road, London, E3

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Forming part of this medium-rise residential development is this breathtaking dual aspect one-bedroom residence. Boasting an attractive setting on the fringe of the award winning Victoria Park, the apartment really allows you to fully appreciate the sense of serene living.



Leasehold

- 9%+ Yield
- Far Reaching Views
- Within Close Proximity To Hackney Wick Station
- Situated On The 7th Floor
- Offered Chain Free
- Newly Refurbished
- Moments Walk From Victoria Park
- Private Balcony

Located on the 7th floor of this re-markable development, you access the property via lift to your own front door. The main reception room enjoys oversized, dual aspect windows that allow a wealth of light into the space and also provide panoramic views of the London Skyline and Victoria Park. The kitchen/breakfast room blends a mix of modern and contemporary design with minimalism from its flat-front cabinetry, sleek fixtures and appliances. Completing the property is one good sized bedroom and a smart, tiled bathroom and generous storage cupboards.

Waverton House borders the award-winning Victoria Park, one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, the much loved Pavilion (waterside) café, playgrounds, and a scattering of other Instagram-worthy delights. In close proximity is the renowned Chisenhale Gallery, famous for presenting some of the world's most celebrated artists and not forgetting the Historic Roman Road home to neighbourhood favourites Zealand Cafe, Brixton Pizza, which sit alongside the traditional street market, which runs thrice weekly.

Excellent transport links are nearby, including several bus routes into the City, whilst Hackney Wick is the closest train station.

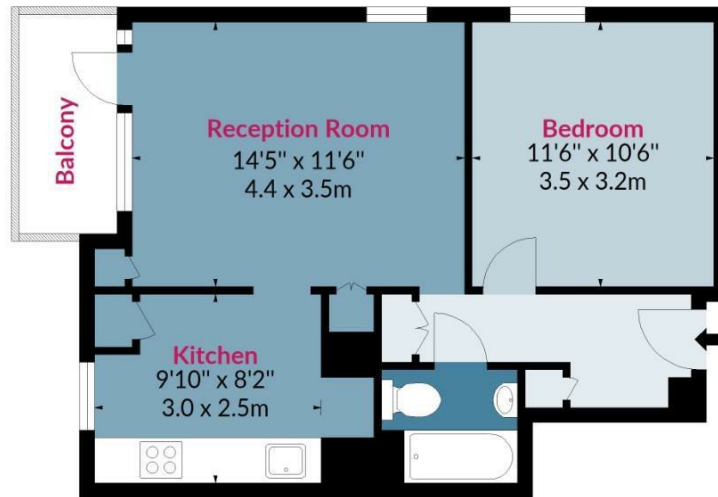




Waverton House, E3

Approx. Gross Internal Area 489 Sq Ft - 45.43 Sq M
Approx. Gross Balcony Area 41 Sq Ft - 3.81 Sq M

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Seventh Floor

Floor Area 489 Sq Ft - 45.43 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

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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.