



Jodrell Road, London, E3

BUTLER & STAG



Stamp Duty Exempt For First Time Buyers
Attractively Priced – For Cash Buyers Ideally - Offers Invited
Guide Price £225,000 - £250,000
Situated on the Fifteenth Floor of this mid-rise building and enjoying far reaching views towards the London Stadium is this two bedroom London apartment.



Leasehold

- Far Reaching Views
- Award Winning Victoria Park Close By
- Fifteenth Floor
- Close to Hackney Wick Train Station
- Great Rental Investment
- Private Balcony
- Two Bedrooms
- Cash Buyers Only
- 9% Yield

Bordering the green spaces of Victoria Park and the Hertford Union Canal the apartment provides easy access to the canal tow path for the cyclists, joggers and walkers amongst us.

Comprising a large reception room, smart fitted kitchen, bathroom, two well-proportioned bedrooms and a private balcony.

Waverton House borders the award-winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights. Excellent transport links are nearby, including several bus routes into the City, whilst Hackney Wick is the closest train station.

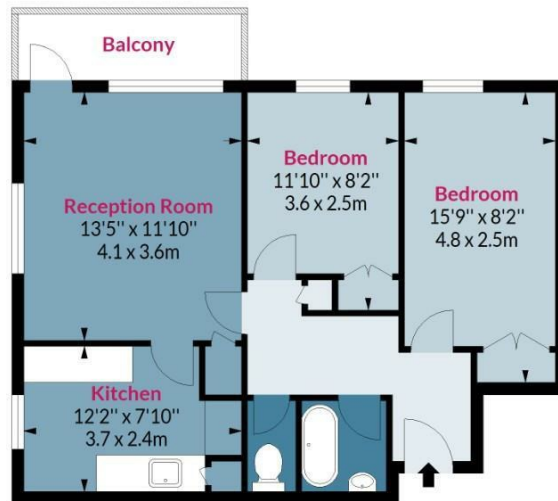




Waverton House, Jodrell Road Bow, E3 2LQ

Approx. Gross Internal Area 612 Sq Ft - 56.85 Sq M
Approx. Gross Balcony Area 44 Sq Ft - 4.09 Sq M

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Fifteenth Floor

Floor Area 612 Sq Ft - 56.85 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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BUTLER & STAG

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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.