



Hindmarsh Close, London, E1 8JH

Offers In The Region Of £375,000

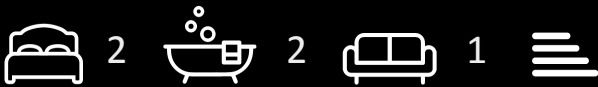
- Cash Buyers Only
- Offered as a Chain Free Purchase
- Two Bedroom Newly Refurbished Apartment
- Spacious Living Room
- Located Near Shadwell Tube, Tower Gateway DLR & A13
- Situated Near St Katherines Dock, Wapping
- Bespoke Kitchen/Dining
- Main Bedroom with En-Suite Shower
- Private Balcony
- Ground Rent £130.00 Service Charge £1800.00 Lease 89 Years

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Caplen Estates offers this property Located near St Katharine's Dock in the desirable area of Wapping, this newly refurbished three-bedroom apartment presents a prime opportunity for a chain-free purchase, Exclusively available to "Cash Buyers".

The apartment boasts a bespoke kitchen/dining room, providing a stylish and functional space for culinary enthusiasts and social gatherings. The main bedroom features an en-suite shower, offering privacy and convenience. The property also includes a spacious living room for relaxation and entertainment. Step outside to the private balcony to enjoy a breath of fresh air and views of the surrounding area. Conveniently positioned near Shadwell Tube, Tower Gateway DLR, and the A13, residents will benefit from excellent transportation links for effortless travel around the city. With its modern finishes and strategic location, this apartment is a rare find that combines comfort and accessibility in the heart of London's vibrant urban landscape.

Newly refurbished 3-bed apartment near St Katharine's Dock in Wapping. Ideal for chain-free cash buyers. Bespoke kitchen, en suite bedroom, spacious living room, private balcony. Excellent transport links. Modern, convenient, and vibrant urban living. Ground Rent £130, Service Charge £1800, Lease length 89 years.



Council Tax Band: B



Living Room
13'11" x 8'6"

Kitchen/Dining
10'11" x 8'2"

Bedroom One
14'4" x 11'10"

En-suite
5'10" x 5'5"

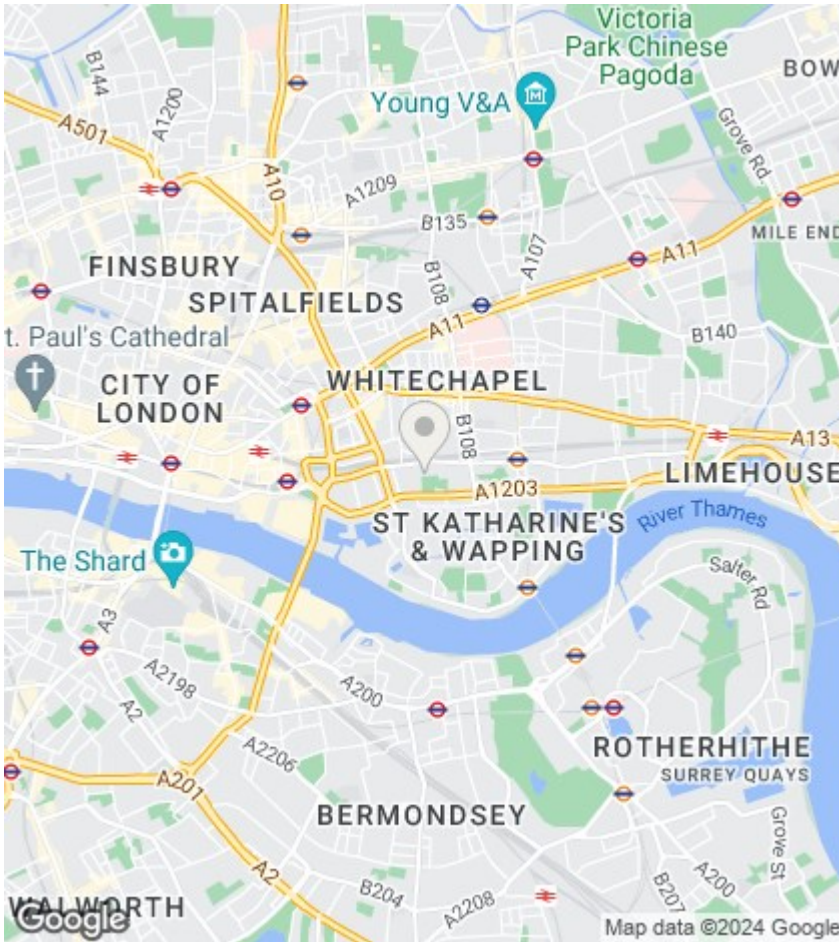
Bedroom Two
13'11" x 8'6"

Shower Room
5'10" x 5'5"

WC

Hallway

Balcony
11'10" x 4'3"



Directions

Viewings

Viewings by arrangement only. Call 0203 937 7733 to make an appointment.

EPC Rating:

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

Second Floor

Approx. 58.4 sq. metres (629.0 sq. feet)

