



## 300 Stepney Way, London, E1 3DW

Offers In Excess Of £650,000

- Share of Freehold
- Large Garden
- Situated within 12 min walk from Stepney Green Underground Station
- Lease length 999 years from completion / Ground Rent Peppercorn
- 3 Bedrooms and 2 Bathrooms
- Ground Floor Apartment
- Close proximity to Mile End Road with shops and local amenities

# 300 Stepney Way, London, E1 3DW

Welcome to this charming ground floor flat located on Stepney Way in London. This nearly new property, built in 2017, boasts a spacious 861 sq ft of living space with a share of freehold, making it a fantastic opportunity for those looking to settle in a vibrant area.

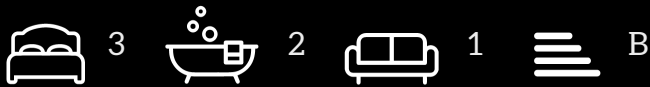
Upon entering, you are greeted by a cosy reception room perfect for relaxing or entertaining guests. The flat features three lovely bedrooms, providing ample space for a growing family or those in need of a home office. With two modern bathrooms, there is plenty of space.

One of the highlights of this property is its large garden, a rare find in London, offering a tranquil outdoor space to unwind after a long day or to host summer barbecues with friends and family.

Situated in close proximity to Mile End Road, the property would work well for a home owner, equally a rental investment with over a 5% yield pa.

Don't miss out on the opportunity to own this ground floor apartment with its modern amenities, spacious layout, and the added bonus of a large garden. Book a viewing today.

Lease length 999 years from completion / Ground Rent Peppercorn



Council Tax Band: E



Kitchen/Living/Dining  
20'10" x 13'2"

Utility Room  
8'2" x 4'11"

Bedroom One  
11'7" x 8'10"

Bedroom Two  
17'5" x 8'2"

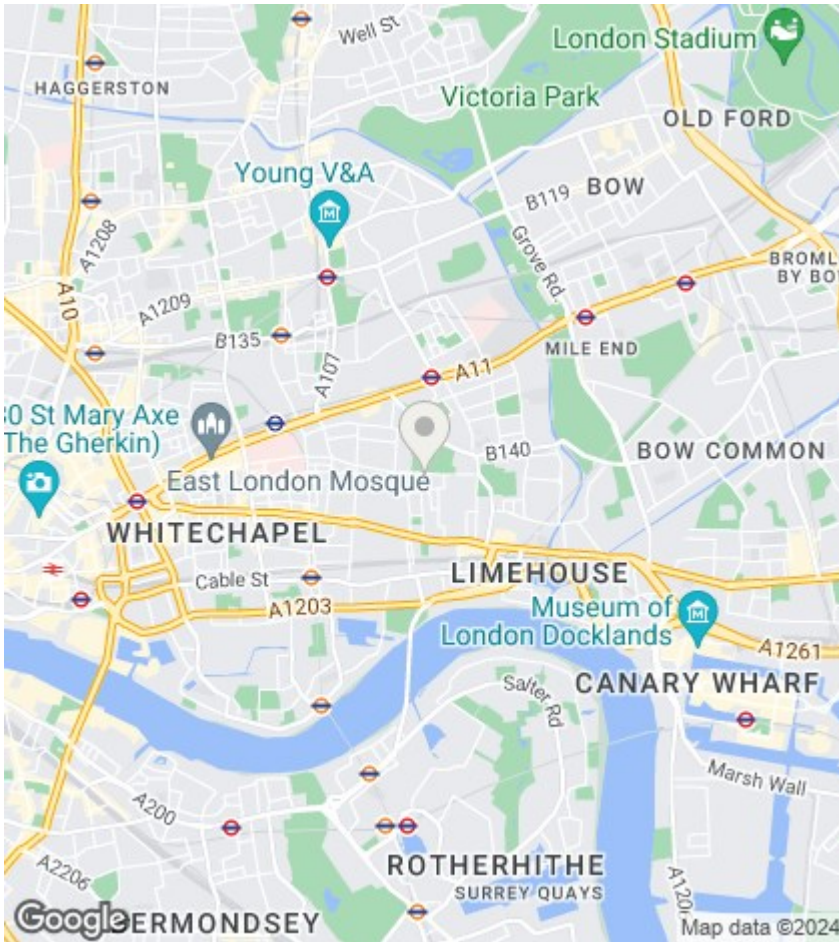
Bedroom Three  
11'8" x 8'4"

Ensuite Shower Room  
6'8" x 5'3"

Main Bathroom  
8'2" x 5'7"

Hallway

Garden  
36'1" x 23'"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating

B

Council Tax Band

E

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

