



300 Stepney Way, London, E1 3DW

Offers In Excess Of £625,000

- Share of Freehold
- Large Garden
- Situated within 12 min walk from Stepney Green Underground Station
- Share of Freehold, 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.

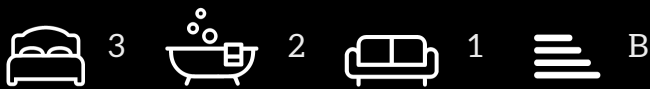
Upon entering, you are greeted by a cosy reception room perfect for relaxing or entertaining guests. The flat features three lovely bedrooms, providing ample space for a growing family or those in need of a home office. With two modern bathrooms, there is plenty of space.

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.

Share of Freehold, Lease length 999 years from completion / Ground Rent Peppercorn



Council Tax Band: E



Kitchen/Living/Dining
6.35m x 4.01m (20'10" x 13'2")

Utility Room
2.50 x 1.50 (8'2" x 4'11")

Bedroom One
3.53m x 2.69m (11'7" x 8'10")

Bedroom Two
5.31m x 2.49m (17'5" x 8'2")

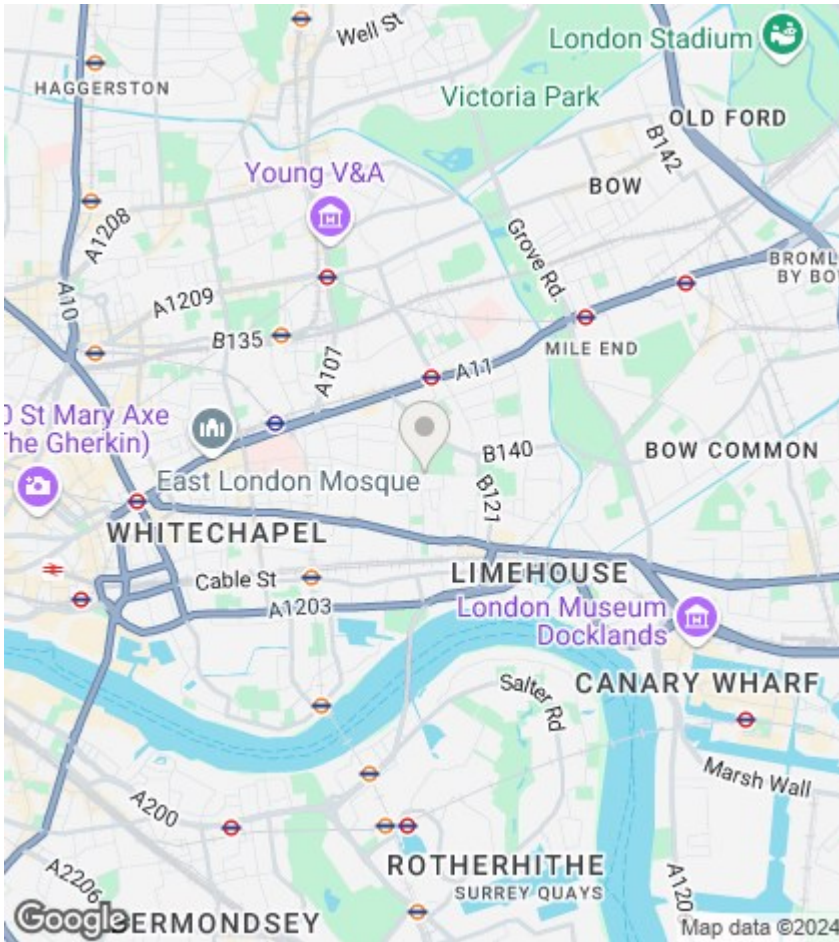
Bedroom Three
3.56m x 2.54m (11'8" x 8'4")

Ensuite Shower Room
2.03m x 1.60m (6'8" x 5'3")

Main Bathroom
2.49m x 1.70m (8'2" x 5'7")

Hallway

Garden
11.00m x 7.01m (36'1" x 23")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	
(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	

EPC Rating

B

Council Tax Band

E

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

