



Guide Price £350,000

2 Bedroom Flat for sale

Flat 44 Wilmer House, Daling Way, London







## Overview

This bright, spacious apartment is just a short walk from the vibrant Roman Road and its historic market. The balcony offers incredible views of the iconic London skyline and Victoria Park. Perfectly located to enjoy the lively London lifestyle.



## Key Features

- Balcony With Amazing City and Park Views
- Onsite Porter
- Sought After Location
- Close to Local Shops
- Close to Local Parks
- Excellent Transport Links
- Lift Access
- Available from June 2025
- Open Day Viewings Available on the 7th June
- Book Online 24/7



This bright, spacious apartment is just a short walk from the vibrant Roman Road and its historic market. The balcony offers incredible views of the iconic London skyline and Victoria Park. Perfectly located to enjoy the lively London lifestyle.

The living area is a good size, allowing for both lounge and dining setups. It is flooded with natural light from large windows and has direct access to a spacious balcony with stunning views towards The City, Canary Wharf, and Victoria Park. There is also convenient access to a well-equipped kitchen, offering a range of floor and ceiling cupboards and drawers, ample work surface, and built-in appliances.

There are two light and spacious double bedrooms, one of which features built-in wardrobes for ample storage. The well-appointed family bathroom includes both a tub and a shower with tasteful floor-to-ceiling tiling. There is also a separate WC for added convenience. Completing the accommodation is a large walk-in storage area, offering plenty of room to keep your belongings organised and easily accessible.

Living near the Roman Road and Victoria Park in London offers a myriad of advantages. First and foremost, the historical significance of the Roman Road adds a unique charm to the area. It's not just a thoroughfare; it's a pathway through time, connecting the present-day community with the ancient roots of the city.

Moreover, Victoria Park provides a serene oasis amidst the hustle and bustle of urban life. Its lush greenery, tranquil lakes, and recreational facilities offer residents a peaceful retreat right on their doorstep. Whether you're looking to go for a jog, have a picnic with friends, or simply unwind after a long day, Victoria Park provides the perfect setting.

The neighborhood surrounding these landmarks is vibrant and diverse, with an array of shops, cafes, and restaurants catering to various tastes and preferences. From quaint boutiques to bustling markets, there's always something new to discover just around the corner.





Additionally, the proximity to public transportation makes commuting a breeze, allowing residents to easily access other parts of the city for work or leisure. Whether it's hopping on the tube, catching a bus, or cycling along the cycle lanes, getting around London from this location is convenient and efficient.

Overall, living near the Roman Road and Victoria Park offers the perfect blend of history, natural beauty, and urban convenience, making it an ideal place to call home in the vibrant city of London.

#### Additional Information

Tenure Type. Leasehold

Tenure Length. 89 Years

Tenure Expiry Date. 30/10/2114

Annual Ground Rent Amount. £10

Ground Rent Review Period. NA

Ground Rent Percentage Increase. NA

Annual Service Charge Amount. £2750 (Including Communal Heating)

Shared Ownership. No

Shared Ownership Percentage. NA

Shared Ownership Rent. NA

Shared Ownership Rent Frequency. NA

Council Tax Band. E

Property Price. £350,000

Rent Amount. NA

Deposit Amount. NA

Property Type. Apartment

Construction Type. Standard

Number and Type of Rooms. 1 Living Room, 1 Kitchen, 2 Bedrooms, 1

Bathroom, 1 WC

Source(s) of Heating. Communal Gas, Double Glazing, Cavity Wall Installation. See EPC

Source(s) of Electricity Supply. Mains

Source(s) of Water Supply. Mains

Primary Arrangement for Sewerage. Mains

Broadband Connection. 1000 MBS

Mobile Signal/Coverage. Good

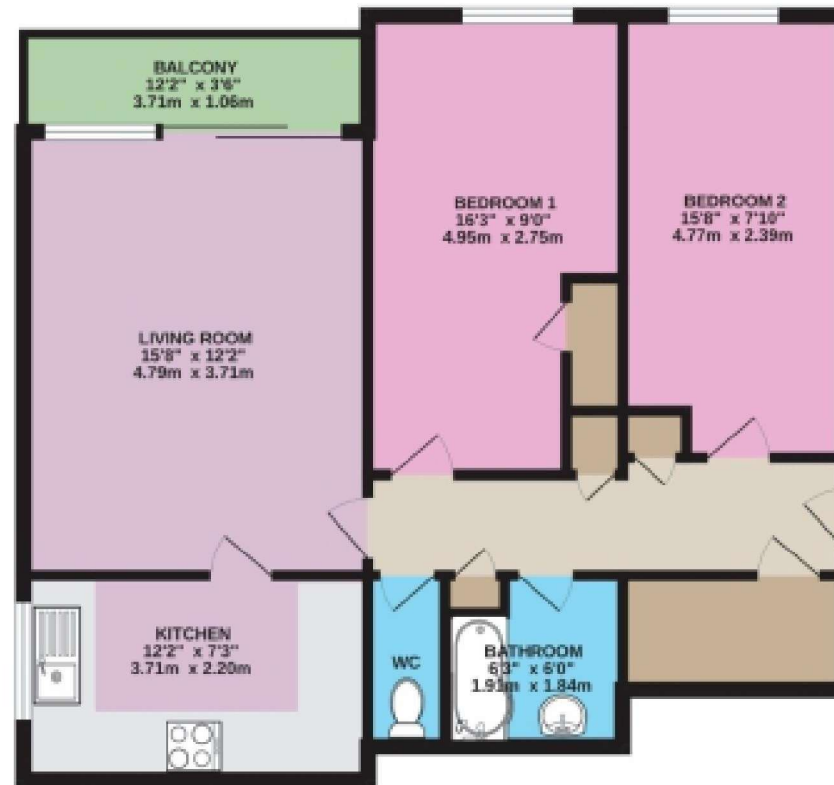
Parking. Permit

# Floorplans



## Wilmer House, Daling Way, London, E3

APPROX. GROSS INTERNAL FLOOR AREA 731 SQ FT 68 SQ METRES



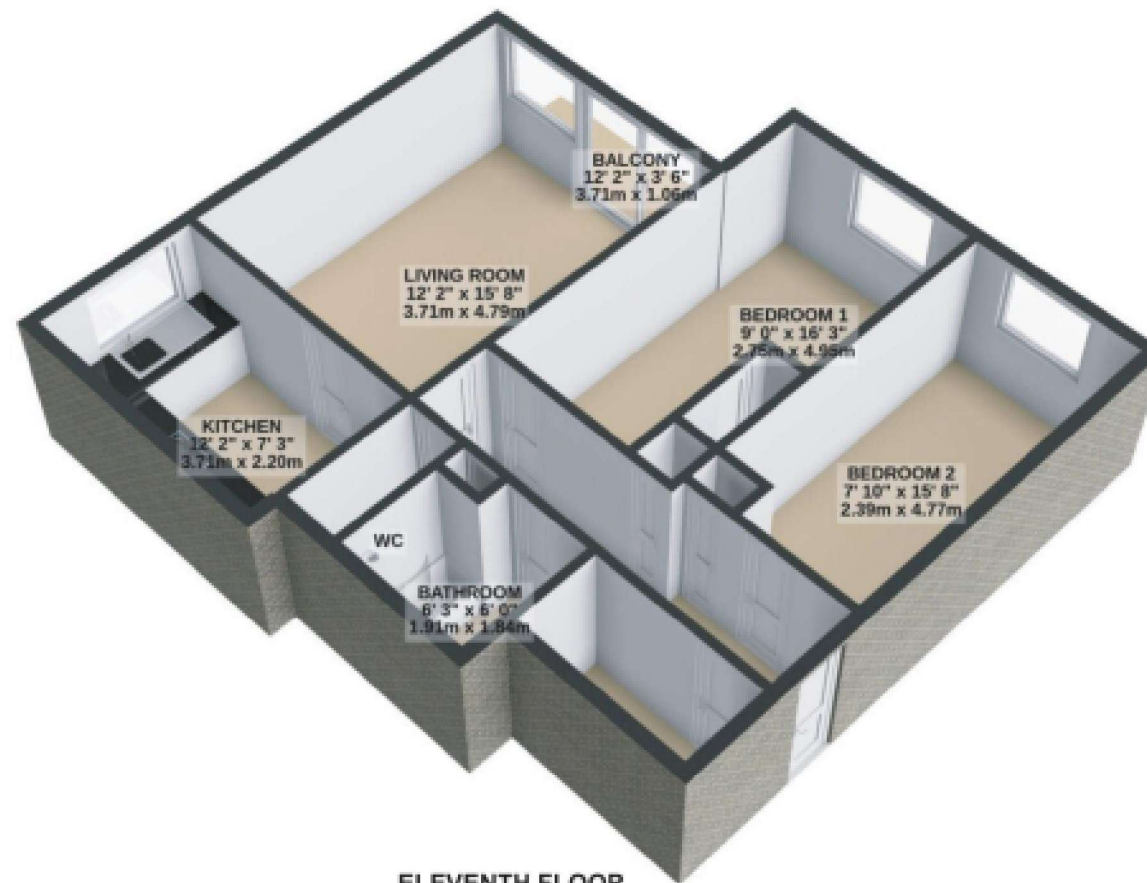
ELEVENTH FLOOR

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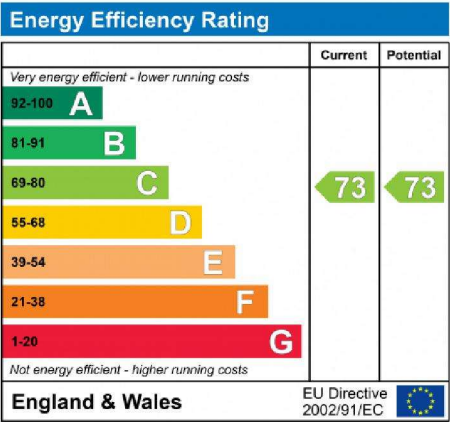


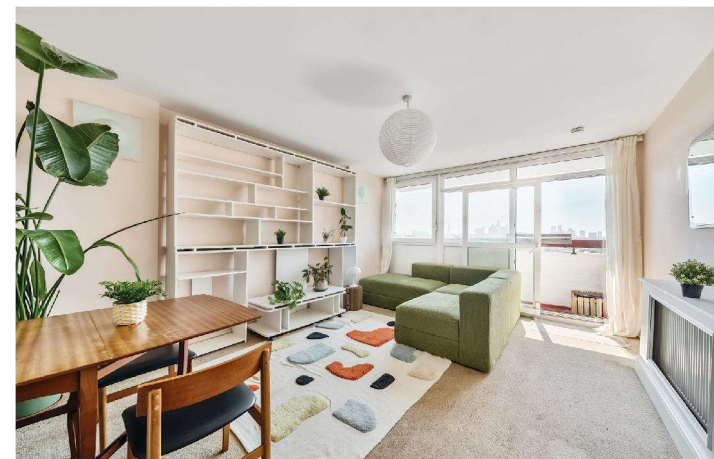
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ELEVENTH FLOOR





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