



WELLINGTON ROW

E2 7BA

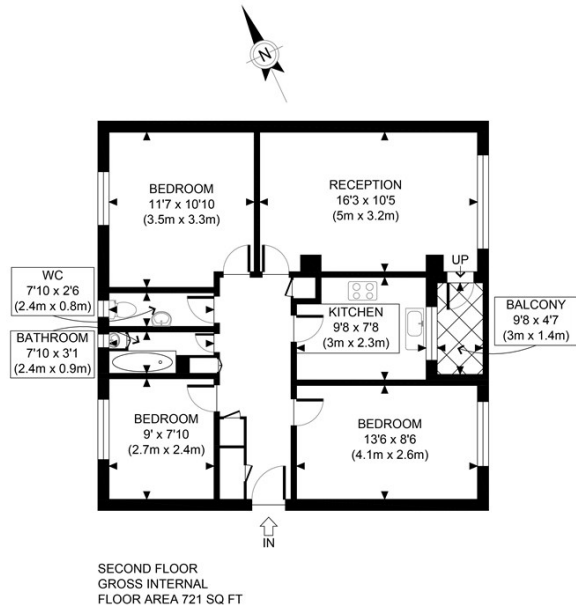
£525,000
LEASEHOLD

A beautifully presented, spacious three double bedroom apartment situated behind Columbia Road.

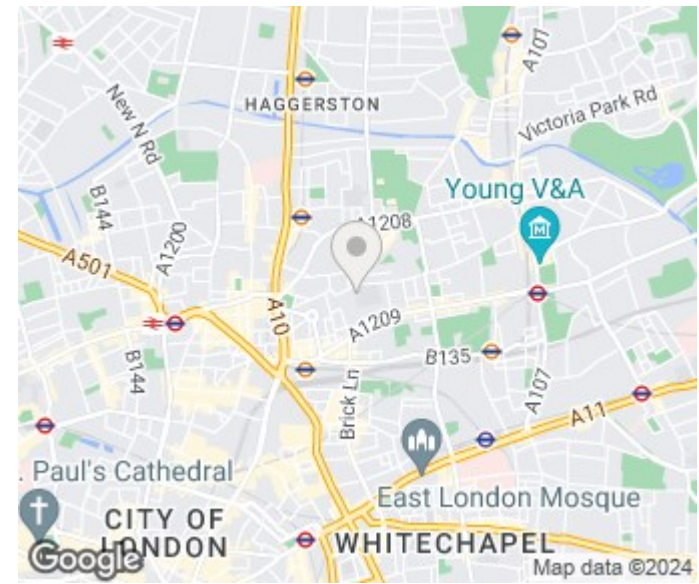
The property comprises of three bedrooms, separate fully integrated kitchen, reception room with a private balcony and a modern tiled bathroom.

Wellington Row is located moments from Columbia Road with its fantastic weekly Flower Market. The amenities of Shoreditch and Hackney are close by with close proximity to the City and easy access to Canary Wharf.

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APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT / 67 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Pakenham House E2 date 16/12/20
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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