



COUZENS HOUSE WEATHERLEY CLOSE

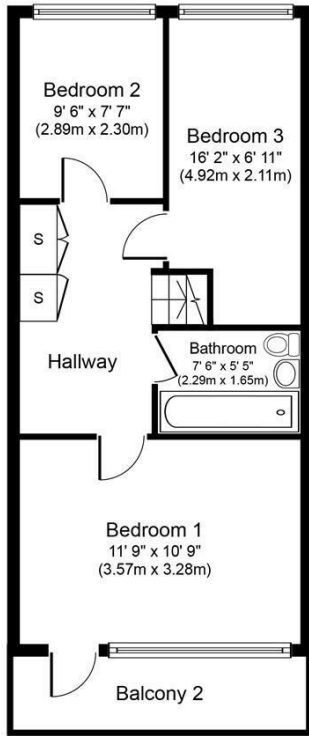
LONDON, E3 4BG

£325,000
LEASEHOLD

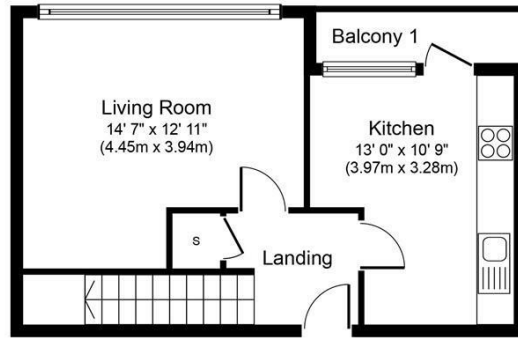
****GUIDE PRICE £325,000 - £350,000**** A spacious three bedroom split level apartment located close to Mile End Underground and Devons Road DLR Station. The property offers spacious living and consists of a bright and airy living room, three bedrooms and two balconies.

The apartment is located within walking distance to both Mile End Underground Station and Devons Road DLR Station. The property benefits from having multiple local bus routes, making it easy to reach Stratford, Canary Wharf and the City. The property is close to Canary Wharfs shops, restaurants and facilities. Mile End leisure centre & Mile End Park are also a short walk away.


BELLS
ESTATE AGENT

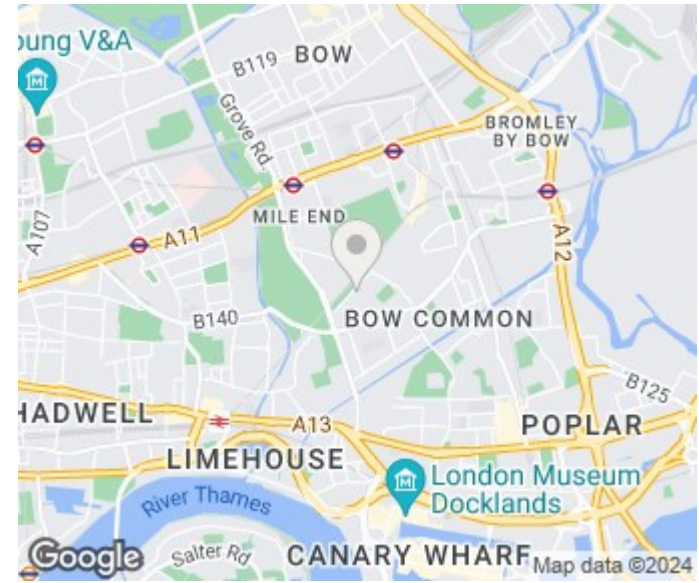


Ground Floor
Approximate Floor Area
 488 sq. ft.
 (45.3 sq. m.)



First Floor
Approximate Floor Area
 384 sq. ft.
 (35.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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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