



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

Modern, second floor three bedroom apartment with private balcony and open plan kitchen/living near Victoria Park and London Fields.

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SHORE PLACE, E9

Guide Price: £850,000

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**Occupying part of the second floor of this modern corner situated building, this generous three bedroom apartment is complete with a large private balcony.**

The development is located on the corner of Shore Place and Well Street and offers residents a secure entrance (accessible via Shore Place), lift access and a modern contemporary feel throughout.

The apartment boasts three double bedrooms, all of which offer storage and plenty of natural light. The principle bedroom includes an en-suite shower room. There is an additional bathroom located off the hallway and the open plan lounge, dining and kitchen is modern and fully integrated opening onto a private balcony.

Two of East London's most popular green spaces, Victoria Park and London Fields, are nearby. London Fields and Cambridge Heath Overground stations are equidistant from the building.

The apartment is being sold with vacant possession and is chain free.

**Leasehold | Chain Free**  
**Ground Rent: £700.00 pa**  
**Service Charge: £4,630.56 pa**





# Shore Place, E9

- No Onward Chain
- Two Modern Bathrooms
- Private Balcony
- Secure Entrance
- Open Plan Living Reception
- Moment from London Field
- Close to Victoria Park

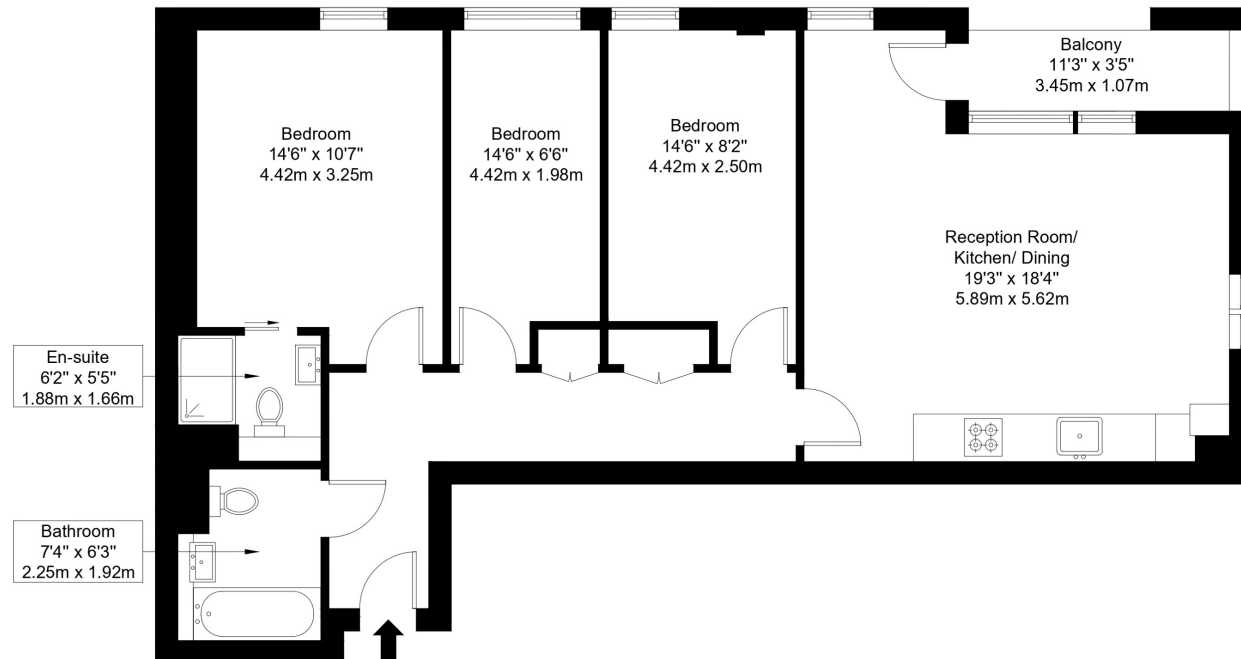


**851 sq ft**  
**Council tax band: D**  
**EPC rating: B**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92–100) <b>A</b>		
(81–91) <b>B</b>	<b>89</b>	<b>89</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>		
<i>Not energy efficient – higher running costs</i>		

Approx Gross Internal Area = 79.47 sq m / 855 sq ft  
 Balcony = 3.69 sq m / 39 sq ft  
 Total = 83.16 sq m / 895 sq ft



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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**0203 488 0224**

[hello@maplewoodproperty.co.uk](mailto:hello@maplewoodproperty.co.uk)

[www.maplewoodproperty.co.uk](http://www.maplewoodproperty.co.uk)



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