



## Stepney Way, , London, E1 3DW

- Boutique Development
- 2 Bathrooms
- Underfloor Heating
- Peppercorn Ground Rent
- 3 Bedrooms
- 36 Ft South Facing Garden
- 999 Year Lease

**Fixed Asking Price £625,000**





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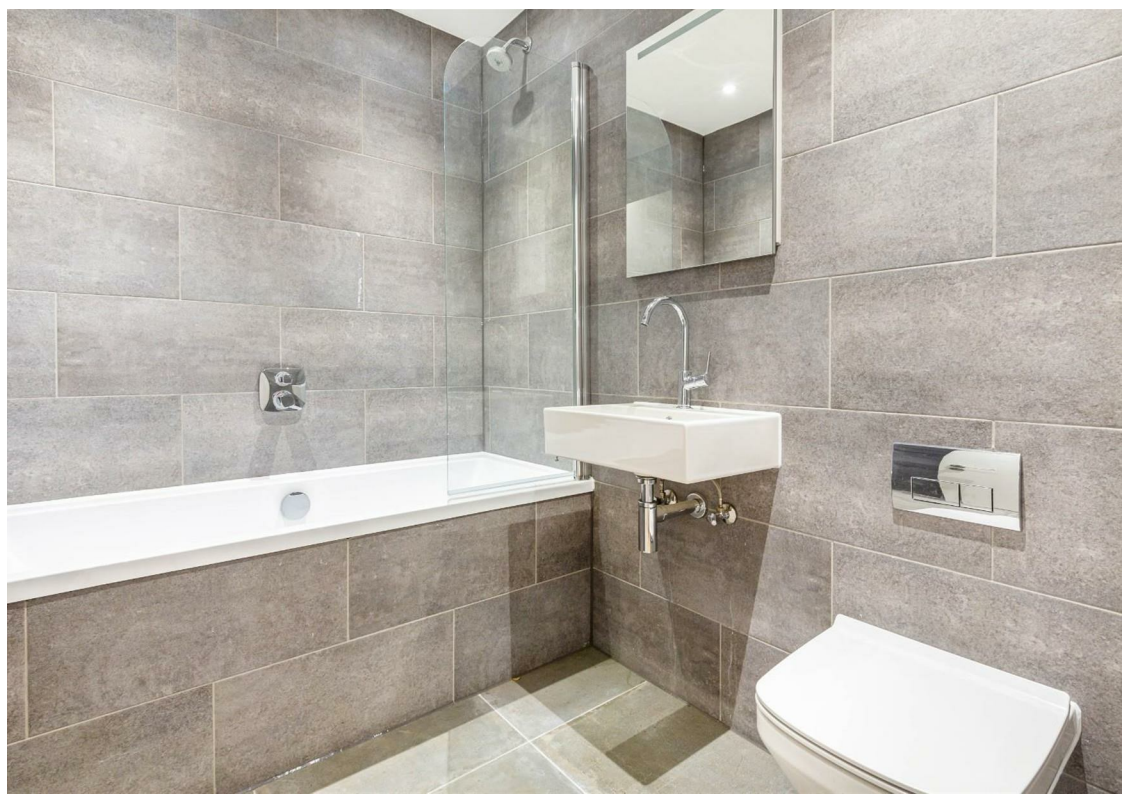
## DESCRIPTION

A wonderful 3 bedroom garden flat within a recently built boutique development directly opposite the green open spaces of Stepney Green Park. The property comprises of 3 bedrooms, 2 luxury bathrooms and a large open plan lounge / kitchen which leads out onto a large south facing garden.

Further benefits include underfloor heating and hardwood flooring. Sold with a share of freehold and available chain free.

Overlooking Stepney Green park, the apartments are ideally located within walking distance of Stepney Green underground station, Whitechapel Underground and the soon to open Crossrail Station.









Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This Plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. Plan produced using PlanUp.

### Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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