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# Paton Close, London, E3

£375,000



A bright, spacious, and well-presented two-bedroom apartment set on the third floor of a well-maintained purpose-built development. Designed with comfort and functionality in mind, the property offers generous room proportions and benefits from secure, gated off-street parking—an increasingly sought-after feature in the area.

The apartment comprises a light-filled open-plan kitchen and lounge, ideal for both relaxing and entertaining. Two well-sized double bedrooms provide ample space for rest and privacy, while the fully tiled bathroom adds a modern touch. Large windows throughout the property allow natural light to flood the rooms, creating a warm and inviting atmosphere.

Whether you are a first-time buyer, a professional seeking a stylish home, or someone looking to downsize without compromising on space or convenience, this apartment presents a fantastic opportunity. Its combination of urban living and peaceful surroundings makes it a unique find in today's market.

The property is ideally situated just moments from Bow Church DLR and Bow Underground stations, offering excellent transport links to Canary Wharf, the City, and beyond. With its prime location, well-maintained development, and desirable features, this apartment is not to be missed.

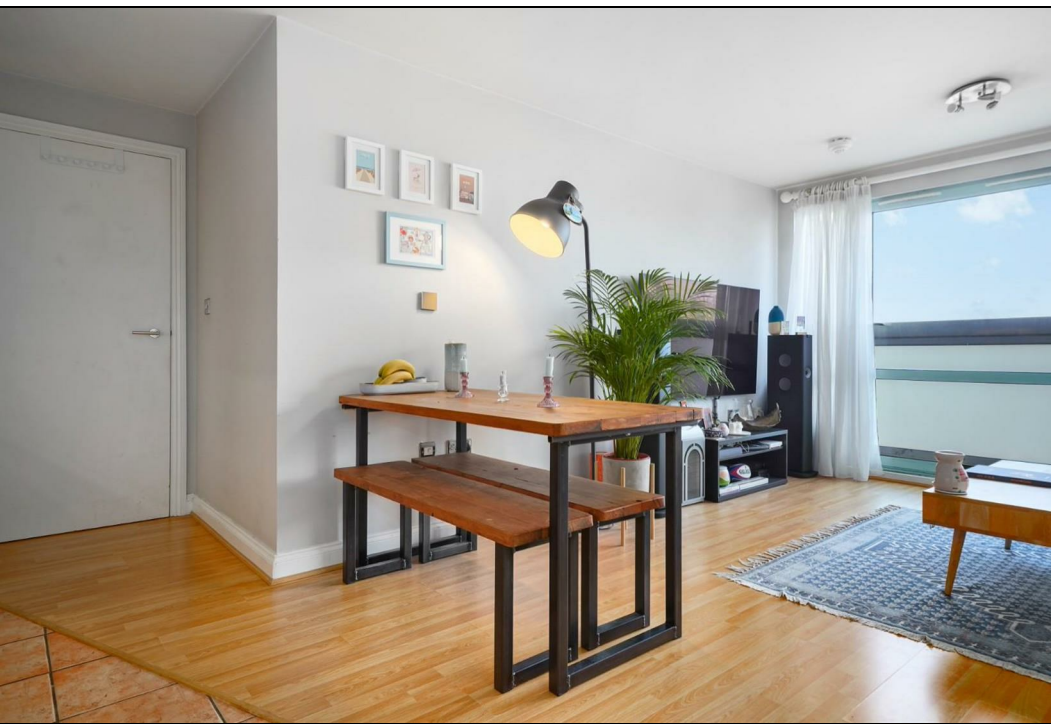


## KEY FEATURES

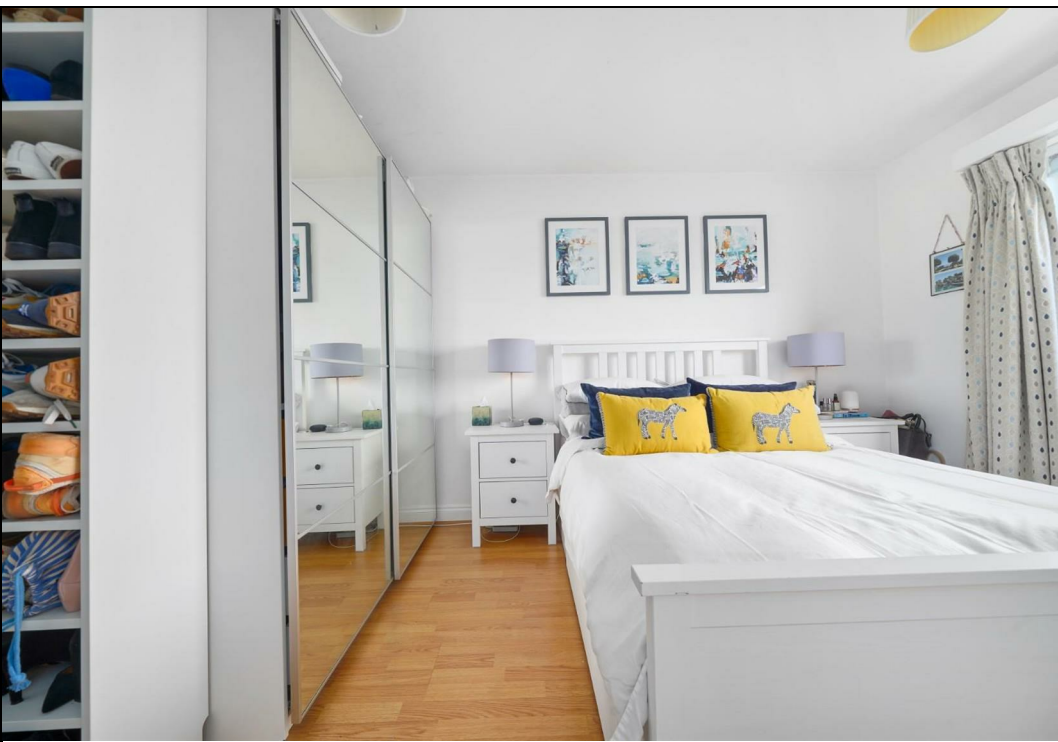
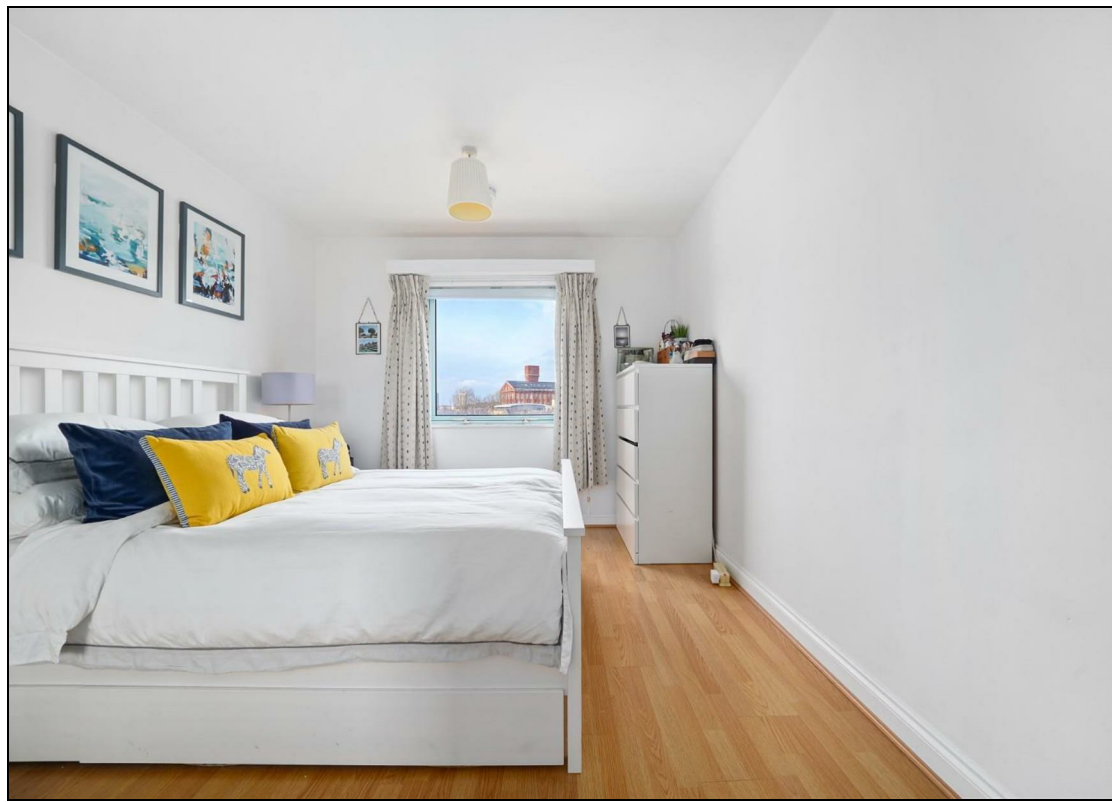
- Two Bedrooms
- Third Floor
- Secure Off Street Parking
- East Facing Aspect
- Centrally Located
- Chain Free









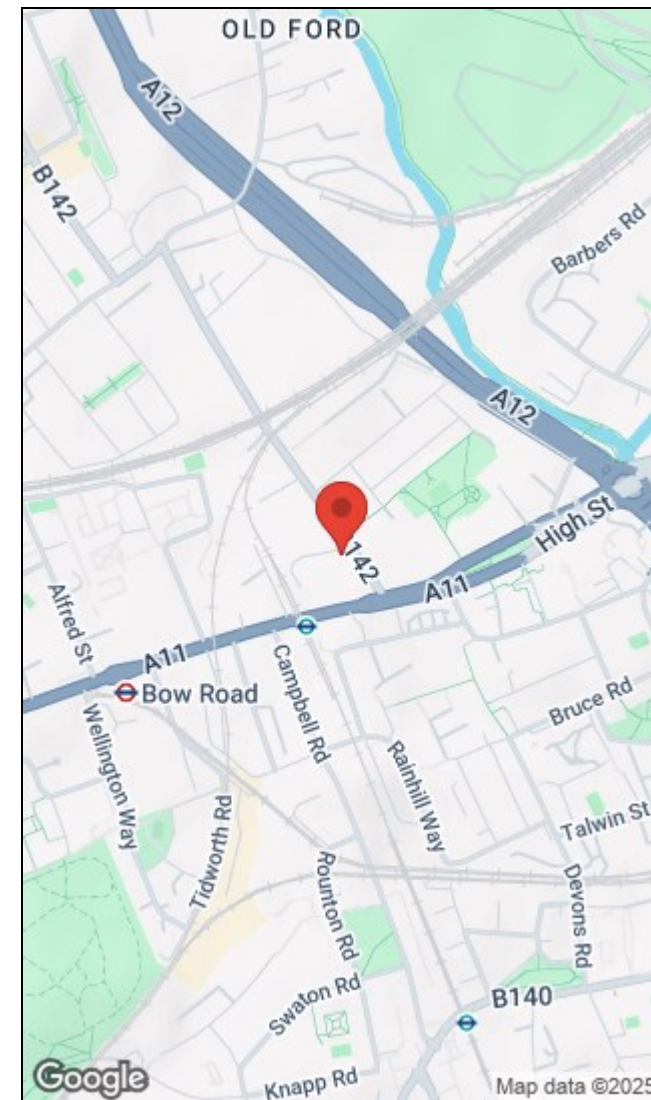




**Floor Plan**  
Floor area 60.0 m<sup>2</sup> (646 sq.ft.)

**TOTAL: 60.0 m<sup>2</sup> (646 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>59</b>

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