

# Wharf Place, E2



Blakestanley are delighted to present to the market this two-bedroom apartment set within a period warehouse conversion overlooking Regent's Canal and offering 745sqft (69.2sqm) of living space. The property, situated on the second floor, comprises a spacious reception room with Juliet balcony overlooking the canal, a separate kitchen with dining space, two good sized bedrooms, a three piece bathroom suite and an ensuite shower room. Bathed in natural light, the property also benefits from new double glazed warehouse style windows. Other benefits include secure underground parking and bike storage. The property is within easy reach of Shoreditch and the City whilst also being surrounded by an array of transport links, including Bethnal Green and Hoxton. The green open spaces of Haggerston Park, London Fields and Victoria Park are moments away while the vibrant life of Broadway Market and Columbia Road are just a short walk from the property. Being sold chain free.

## £650,000

**Share of Freehold**

**KEY FEATURES**

- Overlooking Regent's Canal.
- Two bed, two bathroom warehouse apartment.
- Reception room with canal views.
- Separate kitchen / diner.
- Being sold chain free.
- Secure underground parking and bike storage.
- Green open spaces of Haggerston Park, London Fields and Victoria Park.
- An array of transport links and local amenities.

**ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ADDITIONAL INFORMATION**

TENURE:	Share of Freehold (Over 900 years)	(Advised by Vendor)
SERVICE CHARGE:	£2,842.72 p.a.	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,754.57 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Tower Hamlets London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.

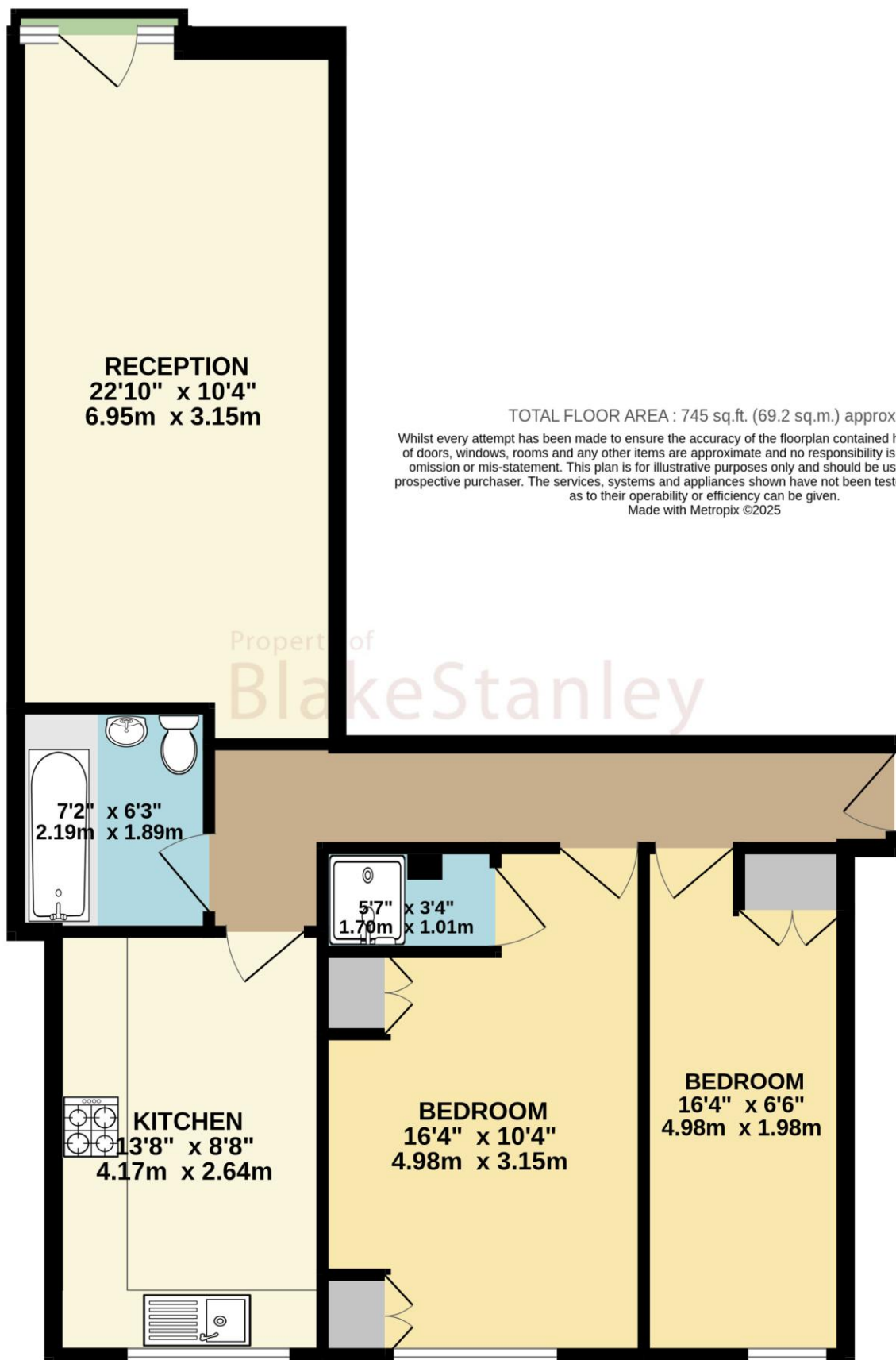












TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Property of  
**BlakeStanley**

2ND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.