



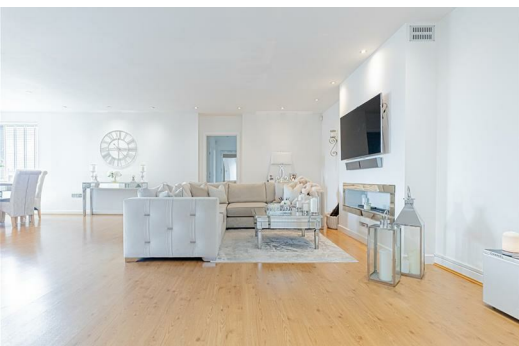
**417 Wick Lane, London, , E3 2JJ**  
**£600,000**

GUIDE PRICE £600,000 - £625,000 Elms Estates are delighted to be able to offer to the market For Sale this Beautifully Presented Two Bedroom Apartment situated in Hackney Wick.

Wick Lane is superbly located with Victoria Park and Westfield Stratford just a short walk away while also having the trendy Hackney Wick close by. There are excellent transport links making your commute into the city effortless, with great independent pubs, cafes and restaurants all within a short walk.

Internally the property is bright and spacious throughout with a large open-plan reception/dining/kitchen area which also gives you access to the balcony overlooking the well-maintained communal gardens, two double bedrooms with bedroom one benefiting from built in storage and lastly, a recently renovated family bathroom. The apartment is finished to a high standard throughout and offers an abundance of storage and natural light.

For more information or to schedule a viewing, please contact our team of Property Consultants who can arrange a visit for you at your earliest convenience.



## Reception/Kitchen/Dining

31'2" x 23'11" (9.5 x 7.3)

## Balcony

## Bedroom One

15'8" x 14'5" (4.8 x 4.4)

## Bedroom Two

12'5" x 10'9" (3.8 x 3.3)

## Bathroom

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 105 Years remaining

Annual Ground Rent £250.00 Per year

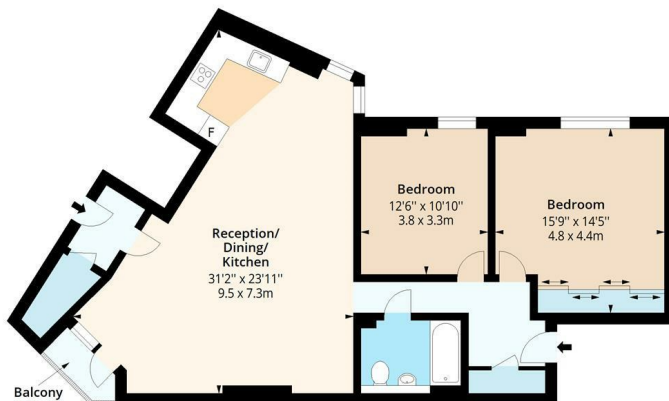
Annual Service Charge: £4,017.68 Per year

Council Tax Band: D



## Wick Lane, E3

Approx. Gross Internal Area 1085 Sq Ft - 100.80 Sq M  
Approx. Gross Balcony Area 19 Sq Ft - 1.77 Sq M



## Third Floor

Floor Area 1085 Sq Ft - 100.80 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 16/8/2024

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+) A		(92 plus+) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	