



ASKING PRICE

**£399,950**

**Wadson Street**

London, E2 9DP

Set within a pretty Victorian conversion just a road away from Regents Canal and the wide open spaces of Victoria Park is this tidy ground floor one bedroom apartment.

Comprising of a bright reception room with laminate flooring and fitted shelving, partially separate modern kitchen with integrated appliances, three piece bathroom suite and exceptionally light bedroom.

Just a short walk to London Fields and the fashionable Broadway Market with its array of boutique shops, bars and restaurants.

Transport connections include, Cambridge Heath Station (National Rail) and Bethnal Green tube (Central Line) making easy links into the City and West End.

Offered on a chain free basis

Share of freehold: (term TBC)

Ground Rent: Zero

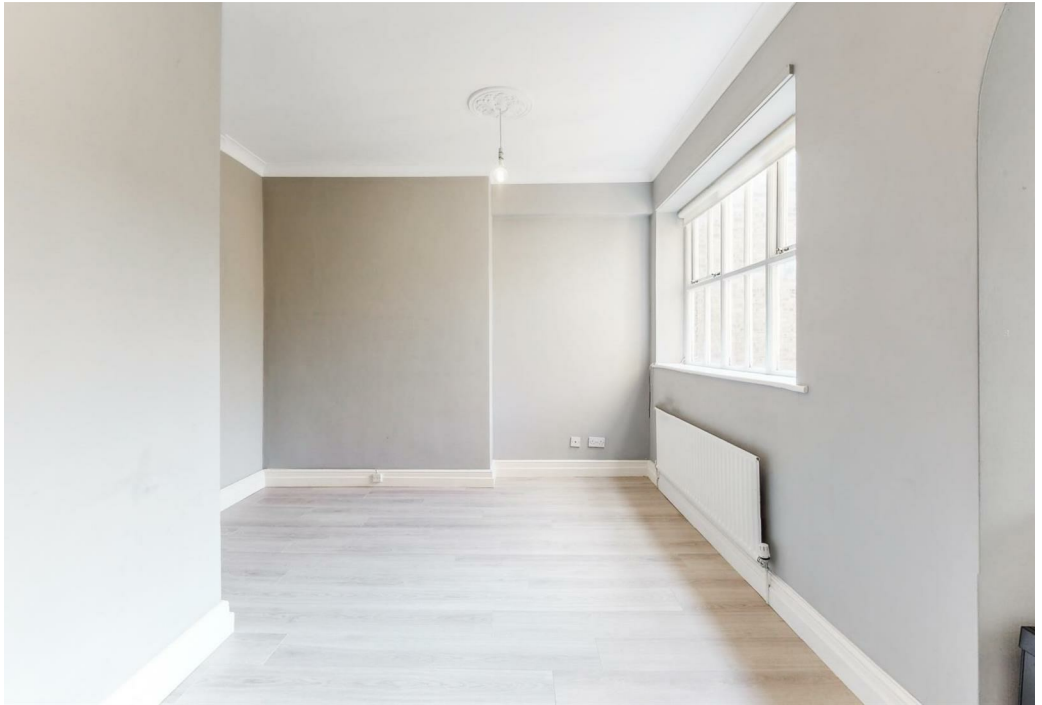
Service Charge: zero

Council Tax: Band B

(above information is provided by the vendor)

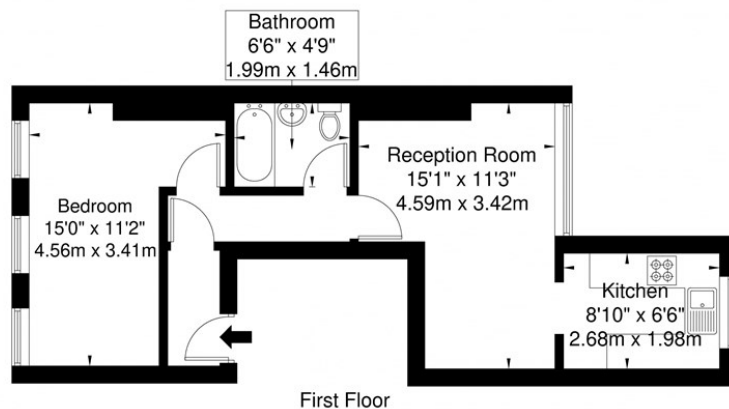






# Wadeson Street, Bethnal Green, E2 9DP

Approx. Gross Internal Area = 41.6 sq m / 447 sq ft



Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

## OFFICE ADDRESS

88 Cheshire Street  
London  
E2 6EH

## OFFICE DETAILS

0207 739 6969  
info@peachproperties.com  
www.peachproperties.com