



www.kings-group.net

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Massingham Street, London, E1 4EP
Offers In Excess Of £440,000

Kings is proud to market this fabulously charming, 3 bedrooms masionette apartment with front and back private gardens in a prime location, perfect for professionals.

This bright and light apartment benefits from 3 bedrooms, a spacious separated living room opening to a private garden, fully equipped kitchen with integrated appliances and a family bathroom.

Set in a family-friendly and residential area with a real sense of community, This property is walking distance of Stepney Green and Mile End stations for the Hammersmith and City, District and Central lines. Motorists will enjoy an easy connection to A12 and A13 for in and out of The City.

Mile End Park, Victoria Park, Limehouse Marina, Regent's Canal, and the banks of River Thames are within walking distance with all their cafes, pubs, restaurants and local amenities set for your comfort, including The Grapes and The Narrow with riverside views.

Canary Wharf and the Queen Mary University of London are also nearby, offering plenty of rental opportunities to landlords for corporate and academic tenants. This property is available to view by-appointment-only.

Locality

Massingham Street is located in the Whitechapel area of East London, within the London Borough of Tower Hamlets. The street is situated in a vibrant and diverse part of the city, with a mix of residential, commercial, and cultural spaces. Whitechapel has historically been known for its proximity to the City of London and its rich heritage, including landmarks such as the Whitechapel Bell Foundry and the nearby Brick Lane, famous for its multicultural atmosphere and street art. The area is well-served by public transport, with Whitechapel Underground station offering access to the District, Hammersmith & City, and London Overground lines, making it a well-connected location for both residents and businesses. Additionally, Massingham Street lies near several local amenities, including shops, cafes, and restaurants, contributing to its dynamic and evolving urban character.

Tenure & Council Tax

Tenure: Leasehold
Lease length: 89 Years Remaining
Service Charge: £1815 P/A
Ground Rent:£10 P/A
Council Tax Band: C
Annual Council Tax Estimate: £1,489

Entrance Hall
11'6 x 7'3 (3.51m x 2.21m)
Stairs to first floor landing.

First Floor Landing
11'2 x 6'7 (3.40m x 2.01m)

Kitchen
11'6 x 8'3 (3.51m x 2.51m)
Double glazed window to front aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with gas hob and electric oven, extractor fan, sink with drainer unit, integrated fridge freezer, plumbing for washing machine and power points.

Bedroom One
11'5 x 15'7 (3.48m x 4.75m)
Double glazed window to rear aspect, textured ceiling, laminate flooring, build in wardrobes and power points.

Bedroom Two
10'00 x 6'7 (3.05m x 2.01m)
Double glazed window to front aspect, textured ceiling, laminate flooring, and power points.

Bedroom Three
13'10 x 8'5 (4.22m x 2.57m)
Double glazed window to rear aspect, textured ceiling, laminate flooring and power points.

Family Bathroom
7'00 x 7'00 (2.13m x 2.13m)
Double glazed window to rear aspect, coved ceiling, part tiled walls and tiled flooring, panel enclosed bath with shower attachment, hand wash basin with mixer tap and low level flush w/c.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

