

HUNTERS[®]

HERE TO GET *you* THERE



Kelday Heights

Spencer Way, London, E1 2PW

Asking Price £530,000



- Parking, Leased Space included in Price
- 75.6sqm / 813sqft
- 81B Energy Rating
- 2 Bedroom & 2 Bathroom
- Open Plan Kitchen/Living
- 18th Floor views over London
- Lift Access
- Excellent Travel Links
- Chain Free
- This property produces 2.0 tonnes of CO2



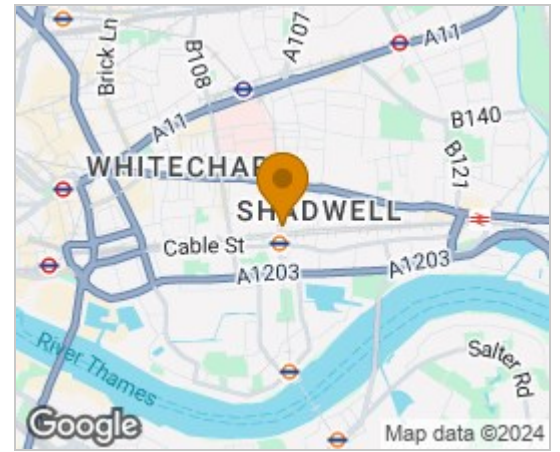
Hunters Camden is delighted to offer this two bedroom apartment for sale. This property is situated on the 18th floor of this 19-floor building and was built in 2007. This apartment comes with allocated parking beneath the building which is limited to only some of the apartments and is larger than most if not all other properties advertised in the block at the time that this property has been advertised.

Comprising a living room with an open plan kitchen, two spacious bedrooms, two bathrooms (1 en-suite), and a balcony. The views are far and wide looking over London from the 18th Floor and South Facing allowing occupants to soak up the Sun unhindered. The property is also highly efficient with an 81B energy rating, bills are also kept low with rising heat through the building. Excellent travel links with Shadwell DLR just 1 min walk and Shadwell Overground Station 2 min walk, location also benefits from excellent amenities with Parks, Shops, Bars and Restaurants nearby.

Viewing is recommended, by appointment only.

EWS1
 EW1 Form Rating: B2
 Property is Mortgagable through selected high-street lenders.

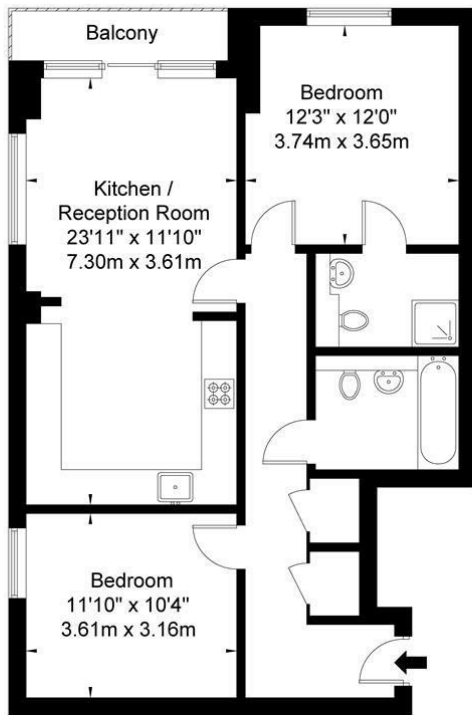
Area Map



Leasehold
 109 Years Remaining
 Service Charge: £2959
 Ground Rent £250pa Fixed

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Approx Gross Internal Area = 75.6 sq m / 813 sq ft



18th Floor

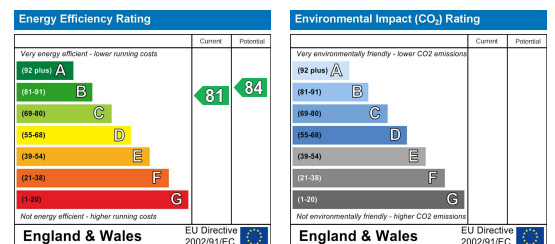
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence 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 Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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