

INNER CITY ESTATES

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Two-Bedroom Apartment

New Modern Decor/ Wood Flooring

Nice Bathroom Suite

School Conversion

Lovely Separate Kitchen

Moments to Bow Tube and DLR



Wellington Buildings, Wellington Way
London, E3 4NA

£375,000

A fantastic two-bedroom apartment for sale set within a highly sought-after period school conversion, ideally located adjacent to Bow Road Station, E3.

This exceptionally spacious property has been recently decorated throughout and benefits from high ceilings, large windows, and attractive laminate flooring. The accommodation comprises a modern fully fitted separate kitchen, a contemporary bathroom suite, and two generously sized bedrooms.

The location offers excellent transport connections, with Bow Road Underground Station on the doorstep, while Bow Church DLR and Mile End Underground Station are just a short walk away. Numerous bus routes, including 24-hour services, provide easy access to the City and West End.

Residents will also enjoy a wide selection of local pubs, restaurants, cafés, and shopping amenities nearby.



Annual service charge - 1,753.84

Annual Ground rent £75

179-year lease

Council Tax - Band C

EPC Rating E

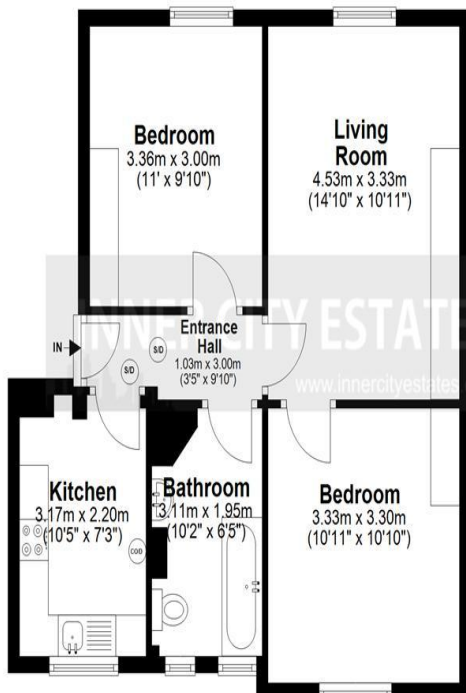
Excellent value!

Early viewing highly recommended!



Fourth Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 54.1 sq. metres (582.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.