



Duckett Street, London, E1

BUTLER & STAG



**Guide Price - £300,000 to £350,000**

**Nestled in the vibrant and up-and-coming area of Stepney Green, this stylish one-bedroom apartment offers a perfect combination of modern living, convenience, and comfort. Located just a short walk from Stepney Green Underground Station and Shandy Park, this property is an ideal choice for first-time buyers, young professionals, or investors looking for a prime location in East London. Offered chain-free, this home provides an easy and hassle-free move-in process.**



## Leasehold

- One Bedroom Apartment
- Private Balcony
- Close To Stepney Green Underground
- Modern Finish
- Lift Access
- Chain Free

**Spacious One-Bedroom Layout:** This contemporary apartment features a well-sized double bedroom, designed with both comfort and functionality in mind. Large windows ensure the room is bright and airy, with plenty of space for a double bed, wardrobe, and additional furnishings. The bedroom offers a peaceful retreat, ideal for rest after a busy day.

**Private Balcony:** One of the standout features of this property is the private balcony, offering an outdoor space where you can relax and enjoy the surrounding area. Whether you're sipping your morning coffee, reading a book, or enjoying an evening drink, this balcony offers the perfect place to unwind. It provides views of the surrounding neighborhood, allowing you to connect with the outdoors without leaving home.

**Open-Plan Living and Dining Area:** The apartment features a spacious, open-plan living area that seamlessly integrates the kitchen and dining spaces. The neutral decor and high-quality finishes create a light, inviting atmosphere, perfect for both relaxation and entertaining. Large windows in the living room allow natural light to flood the space, contributing to the overall bright and airy feel of the apartment.

**Prime Location:** Situated in the heart of Stepney Green, this apartment offers easy access to a variety of local amenities, including cafes, restaurants, shops, and parks. Shandy Park is just a short walk away, offering green space for outdoor activities, picnics, or relaxation. The apartment is also just moments from Stepney Green Underground Station, which provides quick access to the District Line and Hammersmith & City Line, making it ideal for commuters traveling to the City, Canary Wharf, or further into Central London.

**Chain-Free:** The property is offered chain-free, providing an easy and quick transaction for buyers who are ready to move in immediately. This is a fantastic opportunity for those looking to skip the hassle of lengthy waiting periods and enjoy a seamless buying experience.





## Santa Maria Court

Approx. Gross Internal Area 50.6 sq. metres (544.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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