

Wharf Place, E2



Blakestanley are delighted to present to the market this two bedroom, two bathroom apartment set within a period warehouse conversion overlooking Regent's Canal. The property, situated on the first floor and offering 752sqft (69.9sqm) of living space, comprises a spacious kitchen / reception room with Juliet balcony overlooking the canal, two well-sized bedrooms and two bathrooms. Bathed in natural light, the property offers a wealth of warehouse features, such as high ceilings throughout, expansive warehouse windows with shutters and wooden floors. Other benefits include off street parking and a share of the freehold. The property is within easy reach of Shoreditch and the City whilst also being surrounded by an array of transport links. The green open spaces of Haggerston Park, London Fields and Victoria Park are moments away while the vibrant life of Broadway Market and Columbia Road are just a short walk from the property. The property is being sold chain free.

£650,000

Share of Freehold

KEY FEATURES

- All rooms overlooking Regent's Canal.
- Two bedrooms & two bathrooms.
- High ceilings throughout.
- Warehouse conversion.
- Off street & underground parking.
- Secure underground bike storage.
- Haggerston Park, London Fields and Victoria Park.
- Close to Broadway Market and Columbia Road.
- An array of amenities & transport links.
- Being sold chain free.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Share of Freehold (990 years)	(Advised by Vendor)
SERVICE CHARGE:	£2,918.00 p.a.	(Advised by Vendor)
GROUND RENT:	£100.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,754.57 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Tower Hamlets London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



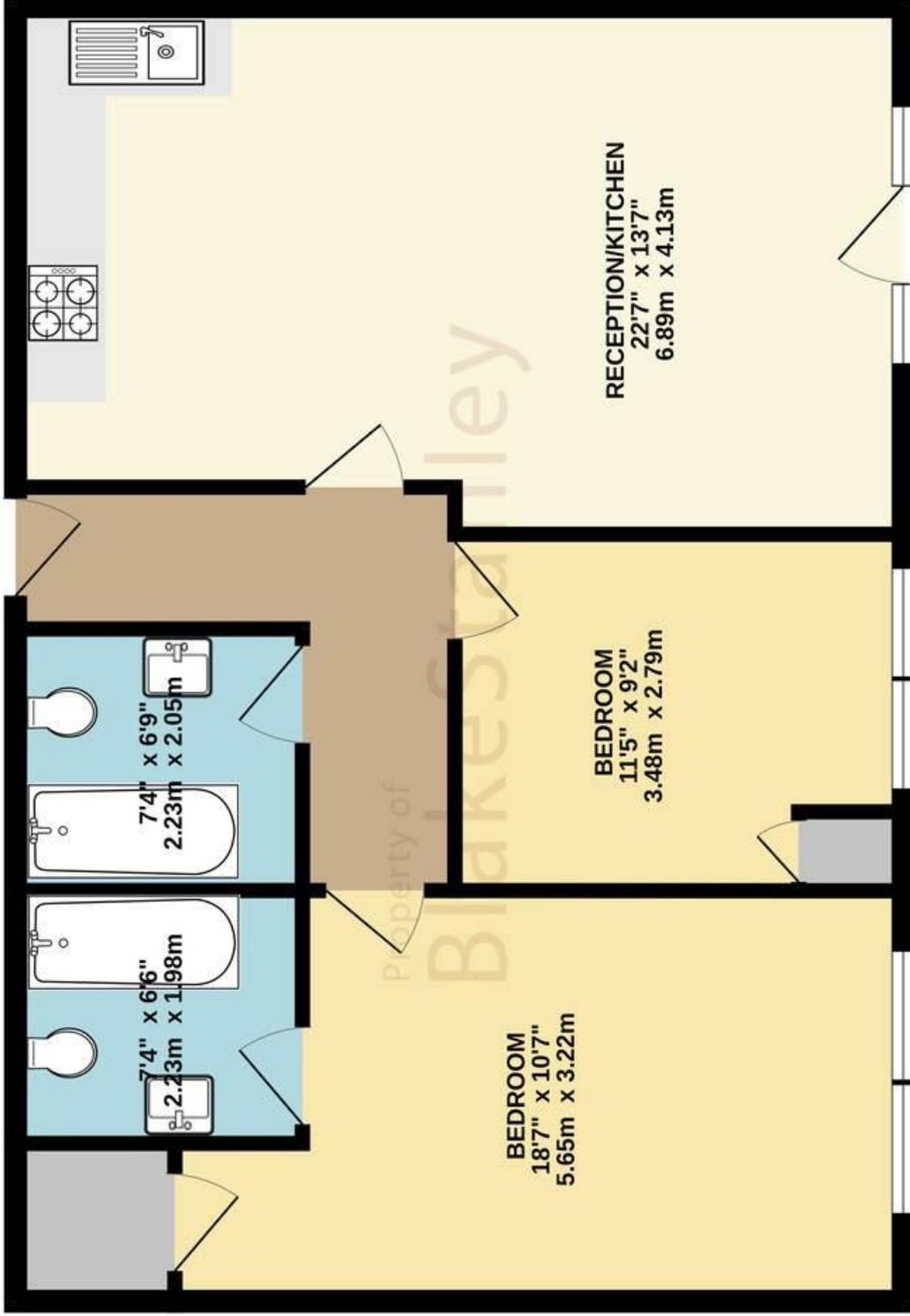








FIRST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy of the measurements shown here has not been tested and no guarantee as to their operability or efficiency can be given.
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