



**Guide Price £350,000**  
103 Guest House, St Paul's Way, E3

**DAVID GREENSLADE**  
**exp**

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**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

Please Quote Ref: DG0640. Offered Chain Free & EWS1 Compliant. An immaculately presented one bedroom first floor apartment with South Facing Balcony set in the stylish and sought after Guest House development on St. Paul's Way, E3. This modern property is perfect for first time buyers or investors looking for a fantastic opportunity in a vibrant East London location.

Offering a bright and airy open-plan lounge/kitchen, fitted with integrated appliances and contemporary finishes. The spacious double bedroom offers a comfortable retreat, while the sleek three-piece bathroom suite and additional hallway storage ensure the apartment is as practical as it is stylish. The private balcony can be accessed from both the lounge and the bedroom and is perfect for your morning coffee or relaxing after work. The apartment benefits from underfloor heating throughout.

#### Location Highlights:

Guest House is ideally situated for excellent transport links and local amenities:

Mile End Underground Station (Central, District, and Hammersmith & City Lines) is just a short walk away.

Devons Road DLR station provides quick access to Canary Wharf and Stratford.

Enjoy the nearby Bartlett Park, Limehouse Cut Canal, and The River Lea, perfect for peaceful walks and outdoor activities. Victoria Park and the Queen Elizabeth Olympic Park are also close by for weekend adventures.

St. Paul's Way is surrounded by an array of cafes, restaurants, and shops are just moments from your door for daily essentials. For those who love shopping and dining, Westfield Stratford and Canary Wharf are easily accessible.

**Why This Property? First-Time Buyers:** A perfect entry into the property market.

**Investors:** High rental demand in this area makes it an ideal investment opportunity.

**Details:** Leasehold: 242 years remaining

Ground Rent: £250 per year

Service Charge: £1,846 per year

Tower Hamlets, Council Tax Band C (Currently £1,489.34 per year)

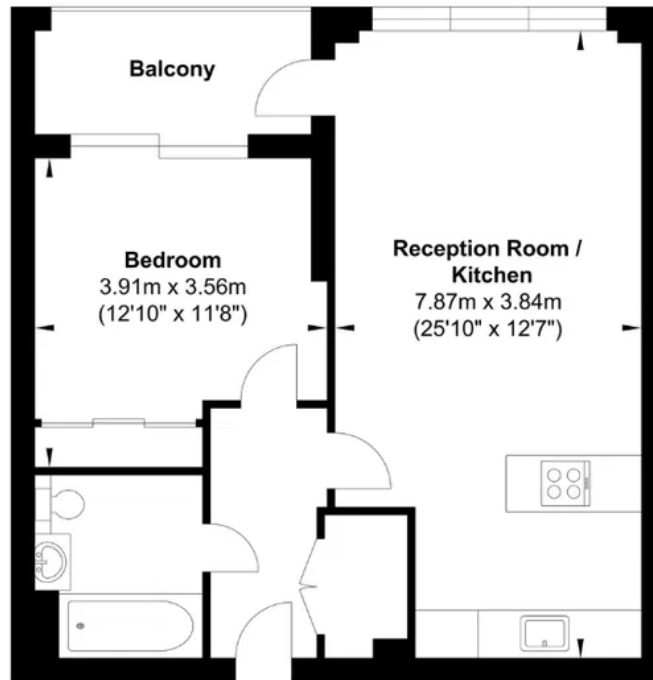
This modern apartment is perfect for those seeking stylish living with excellent transport connections and local amenities.











## First Floor

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Gross Internal Floor Area : 51.60 m2 ... 555 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.