Wadeson Street, E2



Blakestanley are delighted to introduce this beautifully presented duplex apartment with three bedrooms and two bathrooms spanning 1,013sqft (94.1sqm) of contemporary living space in the heart of East London. Situated in a highly sought after modern development, this residence seamlessly combines industrial-chic aesthetics with premium modern comforts, offering an enviable layout ideal for both relaxing and entertaining. The crown jewel of this apartment is its open-plan kitchen / reception / dining area, which is anchored by dramatic vaulted ceilings that maximize the sense of space. Floor-to-ceiling glass doors flood the living area with daylight, highlighting the property's clean lines and high-spec finishes. The private south facing balcony is accessed from the open plan reception room creating an indoor-outdoor flow perfect for the morning coffee or evening drinks. The space accommodates generous seating and dining configurations next to a modern kitchen equipped with integrated appliances. The property offers three well-proportioned bedrooms, including a principal suite complete with an en-suite bathroom. A further contemporary family bathroom serves the rest of the home. Residents also enjoy access to a fantastic communal roof terrace, offering panoramic views across the iconic London skyline. The many amenities of Mare Street are on its doorstep, as well as the ever popular Broadway Market with its cafes, restaurants & bars. The green open spaces of London Fields with its Lido and Victoria Park are close by and walks along Regent's Canal are just a stone's throw away. An array of transport links put the City and beyond within easy reach.

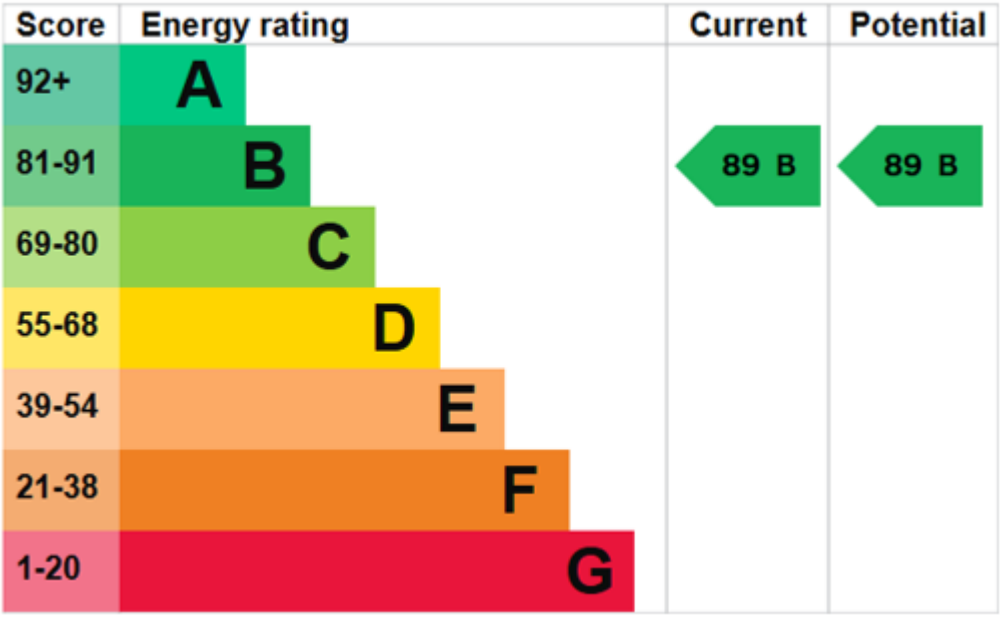
£895,000

Leasehold

KEY FEATURES

- Stunning duplex apartment
- Vaulted ceiling & floor to ceiling windows in the open plan reception room
- South facing balcony & double exposure
- Communal roof terrace
- Well-positioned for Broadway Market and its cafés, pubs and restaurants
- Close to London Fields, Victoria Park & Regent's Canal
- Within catchment of highly regarded schools
- An array of transport links including Bethnal Green Underground station & Cambridge Heath Overground station

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 114 years	(Advised by Vendor)
SERVICE CHARGE:	£2,600.06 p.a.	(Advised by Vendor)
GROUND RENT:	£486.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,633.69 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.






Shabbat Light


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fundamentally
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GREAT WOMEN'S LIVES
Epiphone


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LOVE
LAUGH
SING
DANCE
DREAM
PLAY
GIVE
SMILE
CHERISH



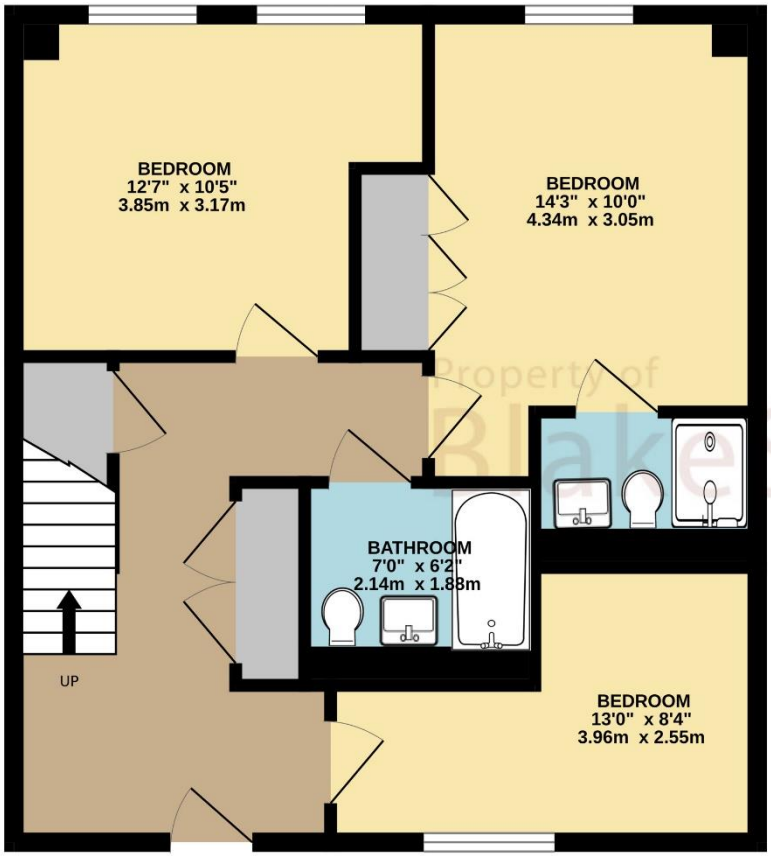




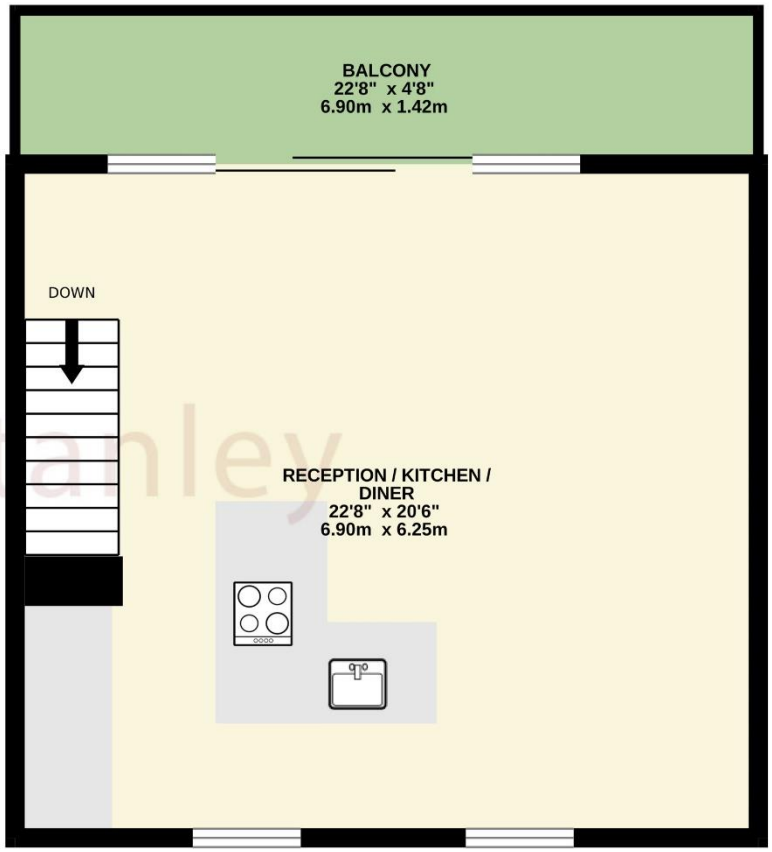




THIRD FLOOR
554 sq.ft. (51.5 sq.m.) approx.



FOURTH FLOOR
459 sq.ft. (42.7 sq.m.) approx.



Property of Blake Stanley

TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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 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.
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