



**Flat 5, 224 Stepney Way,
London**

**Offers Over £400,000
Leasehold**



Flat 5, 224 Stepney Way, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

- Two Bedroom Flat
- Second Floor
- Good Condition Throughout
- Double Bedrooms
- Open Plan Living/Kitchen
- En Suite
- Lease : 231 Years
- Excellent Location
- 0.7 Miles to Shadwell Station
- EPC Rating : B

Offered with a long lease and low service charges, this superb property is not to be missed—early viewings are highly recommended.

Council Tax Band D
Lease - 231 Years Remaining
Ground Rent - £300 Per Annum
Service Charge- £1,730.88 Per Annum
Construction Type - Standard (brick)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

Kings Group are delighted to present this spacious and well-maintained two-bedroom, two-bathroom flat, ideal for both first-time buyers and investors. Situated within a secure, purpose-built development, this stylish apartment offers a generous open-plan living and dining area, complemented by a modern fitted kitchen with integrated appliances.

The property features two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, and a separate contemporary family bathroom. Large windows throughout ensure an abundance of natural light, enhancing the bright and airy feel of the home.

Ideally located within easy reach of excellent transport links, including Stepney Green and Whitechapel stations, the flat provides quick access to the City, Canary Wharf, and central London. A wide range of local amenities, parks, cafes, and schools are all nearby, making this an attractive option for professionals, sharers, or young families.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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