



PRICE GUIDE

£300,000

Vernon Road

London, E3 5GS



This modern property is ideally located just off Roman Road and within walking distance of Victoria Park. The apartment features a bright open-plan kitchen and reception area with wooden flooring, an integrated kitchen complete with a dishwasher and washing machine, and stunning city views.

The spacious bedroom includes fitted wardrobes and a dedicated study area, while the contemporary bathroom is generously sized and finished to a high standard. Residents also benefit from access to communal gardens and secure bike storage.

William Beveridge House is conveniently positioned next to a variety of shops, cafés, local amenities, and the popular Roman Road Market. Excellent transport links are nearby, including Mile End Underground Station (Central, District, and Hammersmith & City lines), Bow Road Station, and Bow Church DLR.

The green open spaces of Victoria Park are just a five-minute walk away, with the Olympic Village and Westfield Stratford City also within easy reach. Offered with no onward chain, this property is an ideal purchase for first-time buyers or investors.

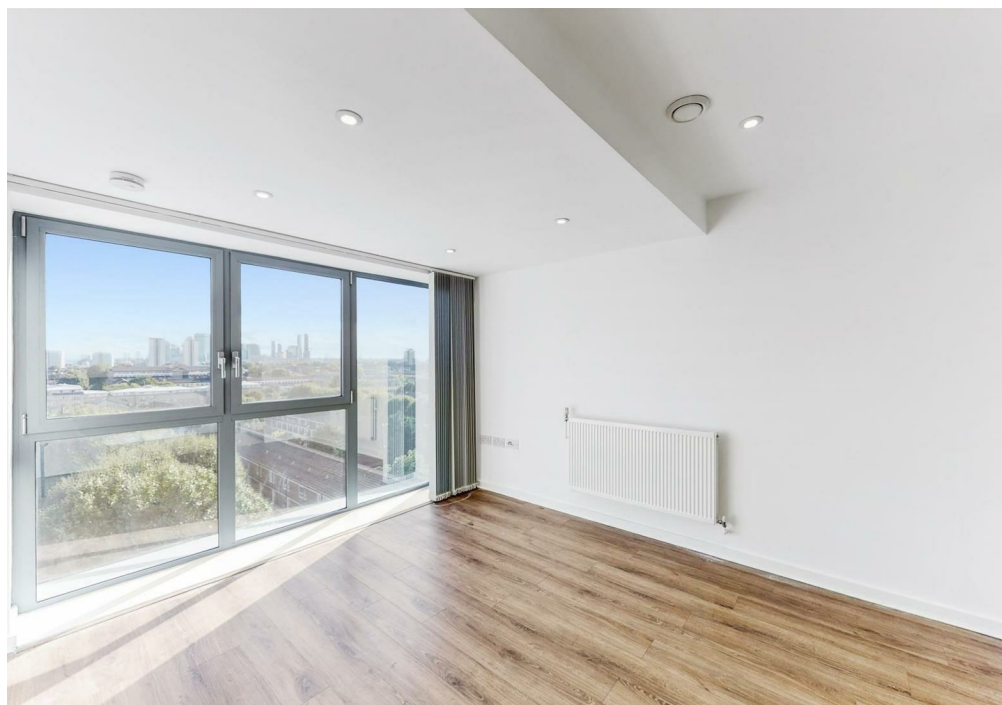
Guide price £300,000- £325000

Leasehold: 114 years

Service Charge: £1641 per annum

Ground Rent: £300 per annum

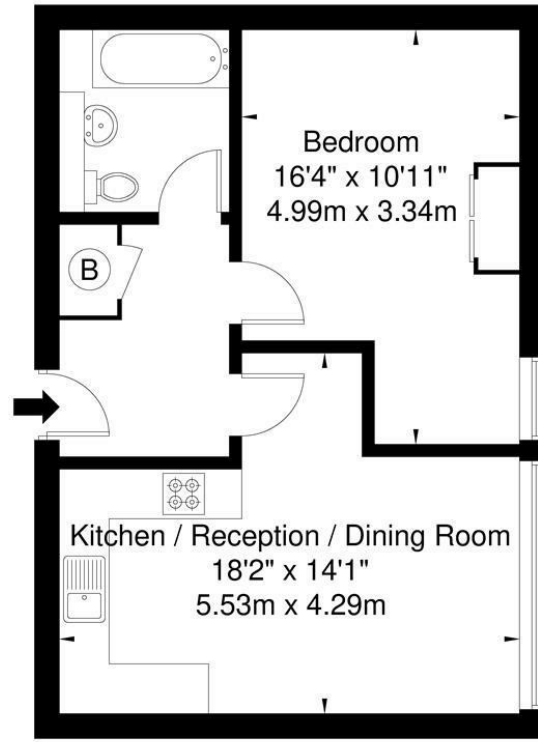
Council Tax: Band C





William Beveridge House, Vernon Road, E3 5GS

Approx. Gross Internal Area = 45.8 sq m / 492 sq ft



Eighth Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

88 Cheshire Street
London
E2 6EH

OFFICE DETAILS

0207 739 6969
info@peachproperties.com
www.peachproperties.com