



## 5a London Wharf Wharf Place, London, E2 9BD

£650,000

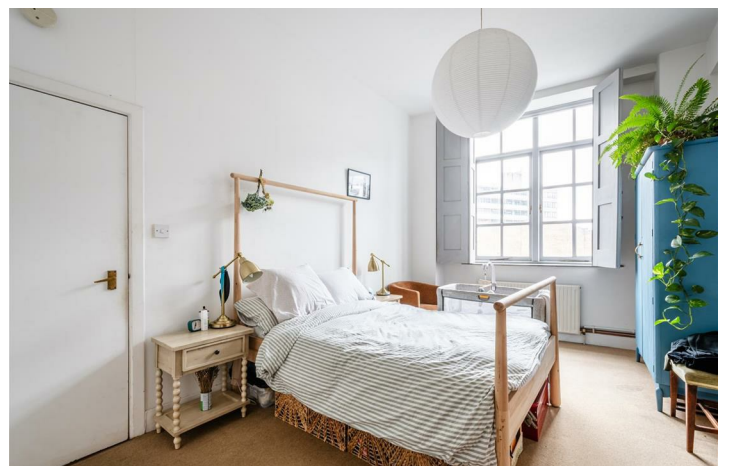
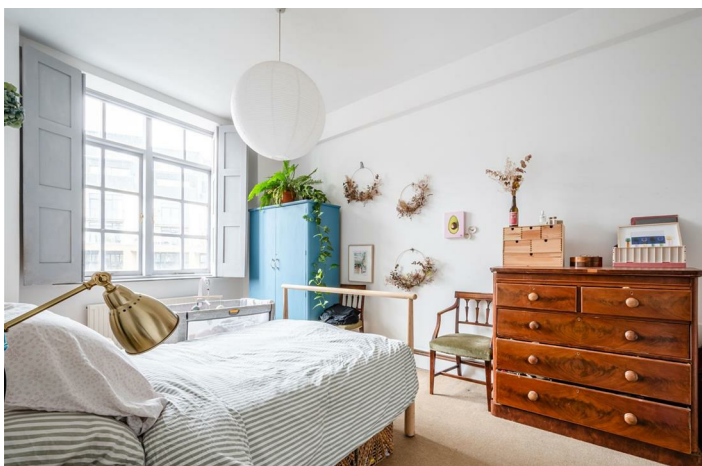
- All rooms overlooking Regent's Canal.
- High ceilings throughout.
- Off street & underground parking.
- Haggerston Park, London Fields and Victoria Park.
- An array of amenities & transport links.
- Two bedrooms & two bathrooms.
- Warehouse conversion.
- Secure underground bike storage.
- Close to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

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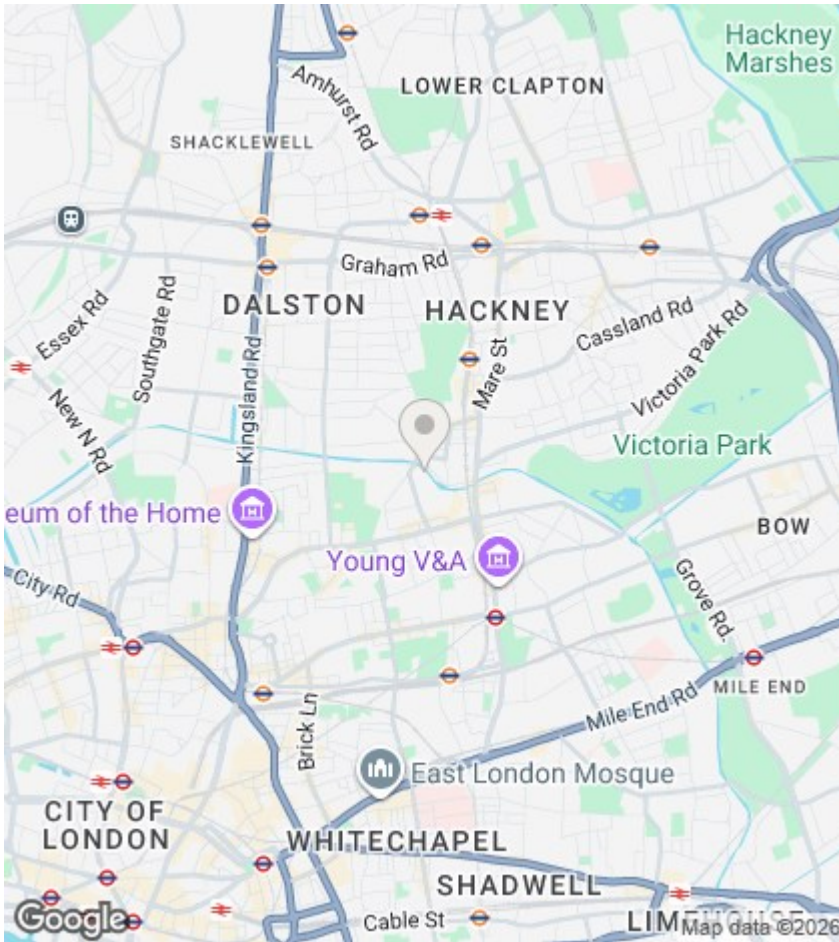
Blakestanley are delighted to present to the market this two bedroom, two bathroom apartment set within a period warehouse conversion overlooking Regent's Canal. The property, situated on the first floor and offering 752sqft (69.9sqm) of living space, comprises a spacious kitchen / reception room with 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.



Council Tax Band: D







### Directions

### Viewings

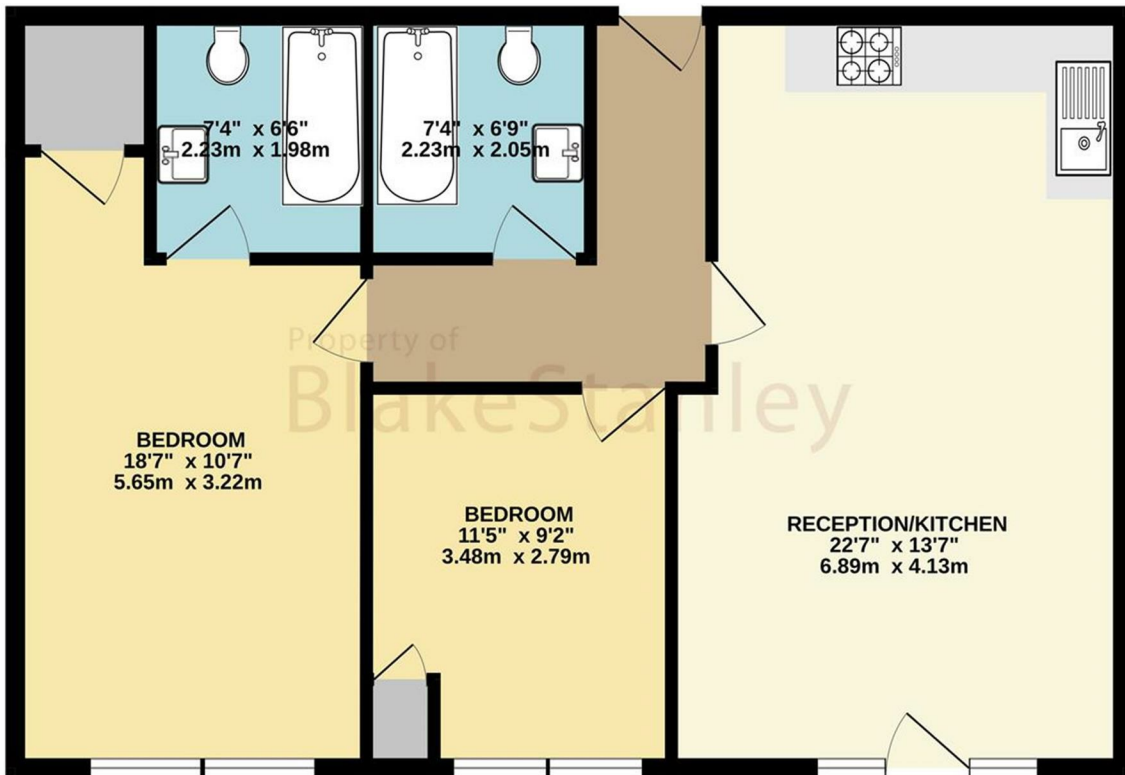
Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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