

HUNTERS[®]

HERE TO GET *you* THERE



Spencer Way

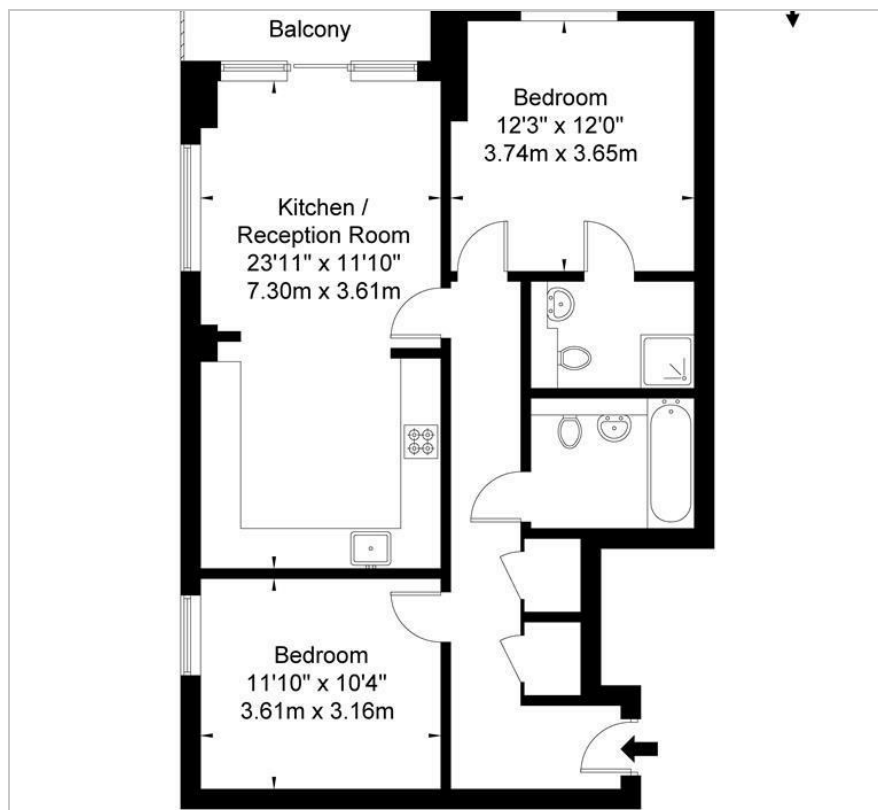
London, E1 2PW

Asking Price £475,000

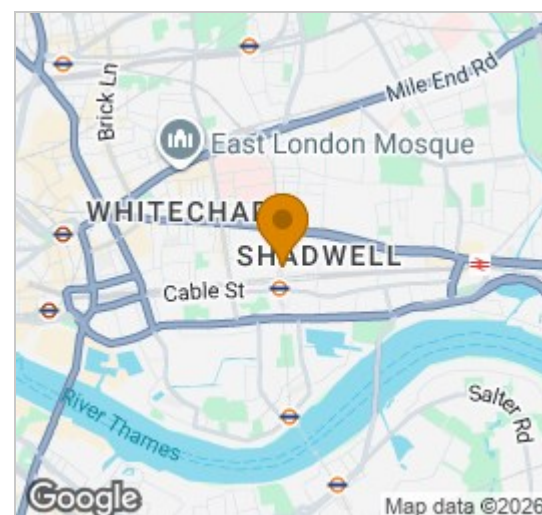
2  2  1  B 

Council Tax: D

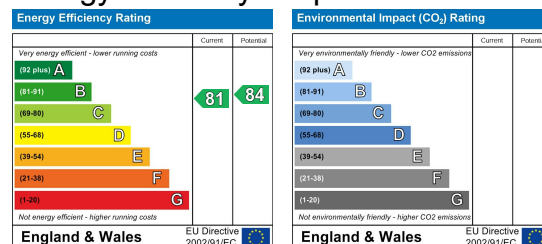
Floor Plan



Area Map



Energy Efficiency Graph

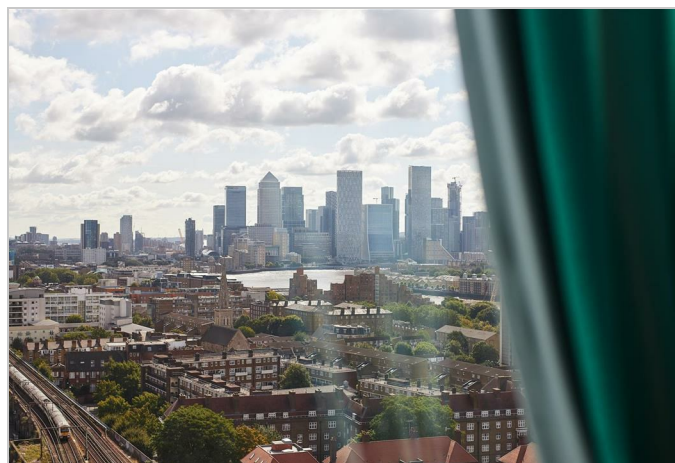


Viewing

Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.

Leasehold

106 Years Remaining
Service Charge: £2959
Ground Rent £250pa Fixed
EW1 Form Rating: B2
Property is Mortgagable through selected high-street lenders.



A Bright, South-Facing Two-Bedroom Apartment on the 18th Floor.

We are delighted to offer this spacious two-bedroom apartment for sale, set on the 18th floor of this striking 19-storey building, completed in 2007.

The property benefits from a generous open-plan kitchen and living room, two well-proportioned bedrooms, two bathrooms (one en-suite), and a private balcony. Elevated above the city, the apartment enjoys sweeping, uninterrupted views across London and plenty of natural light throughout the day.

The apartment also comes with an allocated parking space beneath the building — a rare feature only available to select apartments in the block — and is larger than comparable properties currently on the market here.

Energy efficiency is a further highlight, with an 81B EPC rating and the building's communal heating system helping to keep running costs low.

Connectivity is excellent, with Shadwell DLR just a minute's walk away and Shadwell Overground Station only two minutes further, alongside a wealth of nearby parks, shops, bars and restaurants.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.