



**£275,000**

**Beale Road**

London, E3 5LW

Set within a well-kept, purpose-built block is this one double-bedroom apartment.

The property offers comfortable and easy to maintain living accommodation. There's a bright reception room, good sized double bedroom, separate fitted kitchen including fully maintained white goods, and a clean, modern bathroom in classic white. Featuring wood floors throughout, the flat has gas central heating and double-glazed windows.

Situated off Old Ford Road, this property benefits from an excellent East London location between Bethnal Green and Mile End. The area offers a strong balance of green space and city convenience, with Victoria Park just a short walk away — ideal for outdoor exercise, weekend markets and open green space. Residents are within easy reach of Westfield Stratford City, providing extensive shopping, restaurants and leisure facilities. Everyday amenities, cafés and local shops are also close by. The area is popular with families, supported by a number of local primary and secondary schools rated Good or Outstanding by Ofsted.

Transport links are particularly convenient, with Bethnal Green, Bow Road, Bow Church and Mile End Underground stations (Central, District and Hammersmith & City lines) offering quick access to the City, Canary Wharf and the West End.

This is a practical and well-connected location suited to professionals, families and investors alike.

Offered on a chain free basis.

Leasehold: 91 years

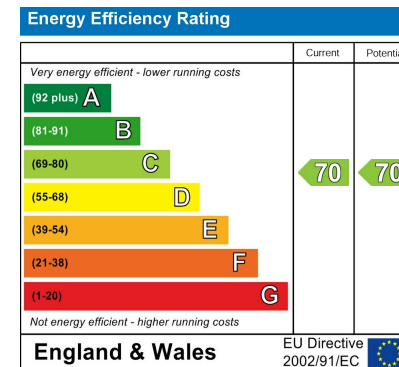
Service Charge: £1250 per annum

Ground Rent: £10 per annum

Council Tax: Band B







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

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