



PAKENHAM HOUSE, WELLINGTON ROW, E2

3 BED APARTMENT

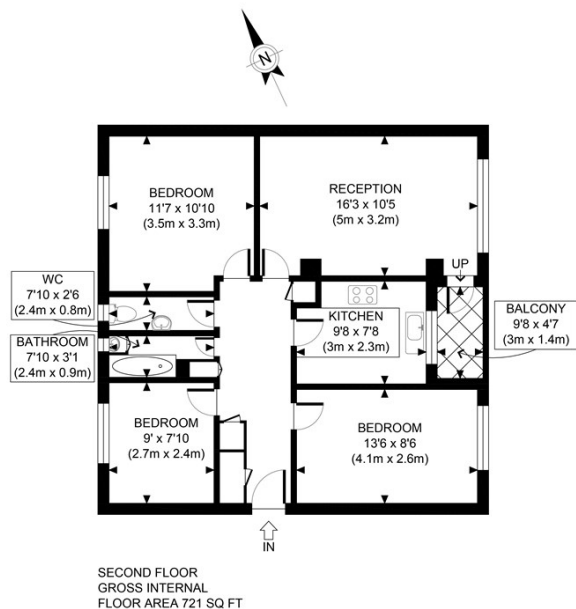
£3,750

HMO Licence available Welcome to Pakenham House, a beautifully presented and spacious four-bedroom apartment located on Wellington Row, E2. This delightful residence offers a generous 721 square feet of living space, making it an ideal home for professionals/ sharers seeking comfort and convenience in a vibrant area.

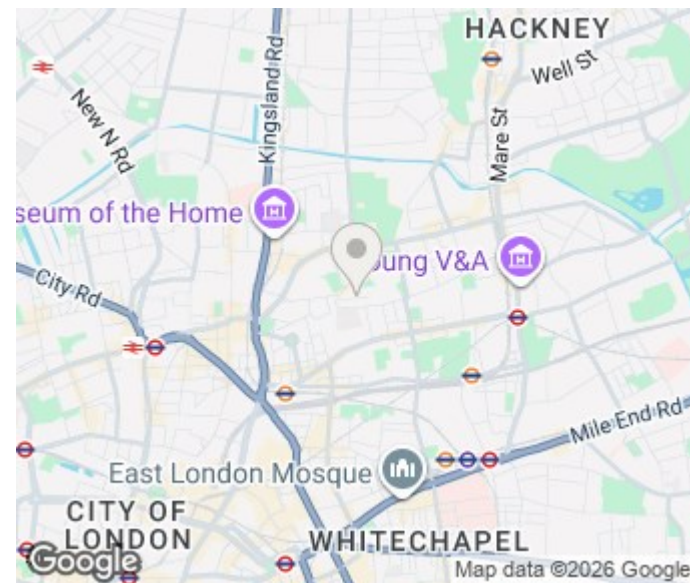
The apartment features four three-proportioned bedrooms, providing ample space for relaxation and privacy. The separate fully integrated kitchen is perfect for those who enjoy cooking and entertaining, while the reception room boasts a private balcony, allowing you to enjoy fresh air and views in a tranquil setting. The modern tiled bathroom adds a touch of elegance and functionality to the home.

Situated just moments from the renowned Columbia Road, you will have easy access to its fantastic weekly Flower Market, which is a delightful experience for

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APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT / 67 SQM	Pakenham House E2
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 16/12/20
	photoplan



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

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