



- WAREHOUSE CONVERSION
- VIEWS OVER REGENTS CANAL
- TWO BEDROOMS
- BALCONY

Regents Wharf, Wharf Place, London, E2 9BD

PRICE: £565,000 LEASEHOLD

Rainbow Estate Agents are pleased to present this two bedroom second floor apartment set within this Warehouse Conversion enjoying views overlooking Regents Canal. Located close to vibrant Broadway Market with an array of shops and restaurants. Being offered CHAIN FREE, an internal viewing is strongly advised.



Property Description

An exciting opportunity to purchase this two bedroom apartment with balcony enjoying views over Regents canal and located by the popular and vibrant Broadway Market with a host of shops and eateries and the popular Columbia Road flower market is within easy reach.

London Fields and Victoria Park are close by for those recreational purposes.

Bethnal Green underground station and London Fields mainline BR station within easy access for the City and beyond.

The property itself is located on the second floor offering approximately 613 Sq ft of living accommodation comprising a hallway providing access to all rooms.

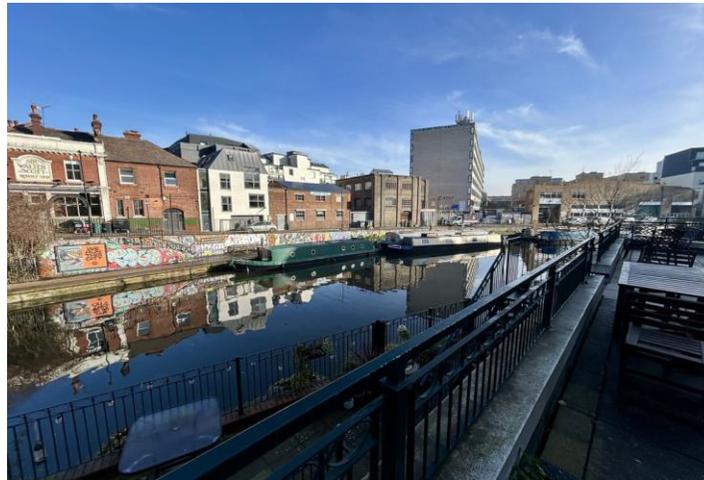
A dual aspect lounge/diner is light airy with French doors to leading to the balcony with views over the Regents Canal.

The kitchen has a range of fitted wall and base units with contrasting work surfaces and built in oven and hob.

Bedroom one is a generous size double, bedroom two a small double and the bathroom with a three piece suite complete the interior.

Externally there is communal seating area overlooking the canal.





TENURE AND CHARGES

Council Tax Tower Hamlets London Borough Council Band C

Tenure - Leasehold

Lease - 91 Years unexpired

Service Charge £2867.30

Ground Rent £150

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

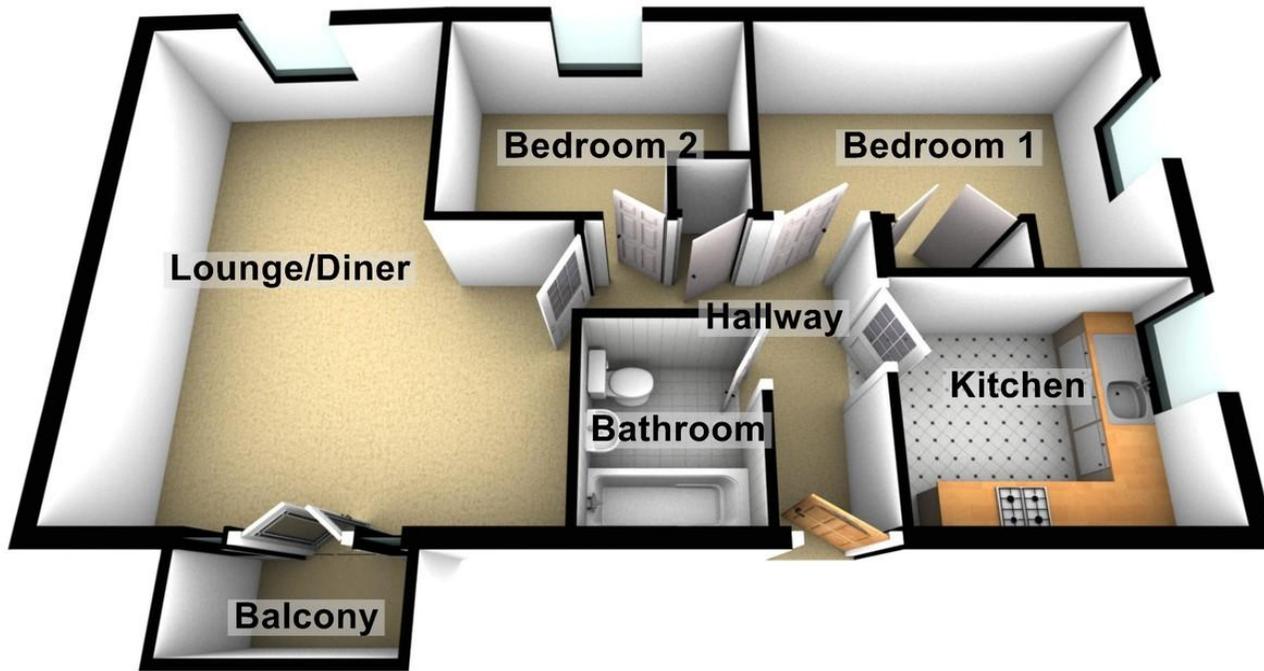
Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus Energy

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three O2 EE

Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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