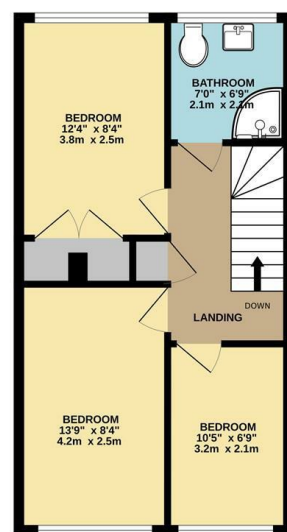
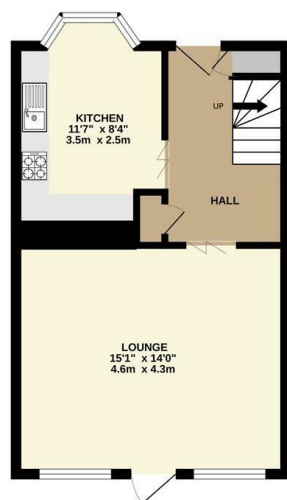


GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, fixtures, items and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The correct, options and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Bluebeam® (2022)

Council: Tower Hamlets | Council Tax Band: C | Floor Area: 793.00 sq ft

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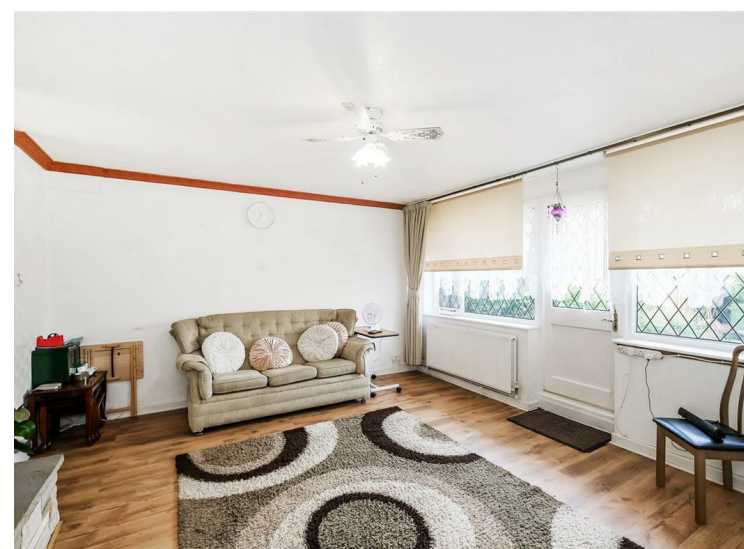
Carmen Street, London, E14 6AX  
Offers In Excess Of £390,000 Leasehold  
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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	



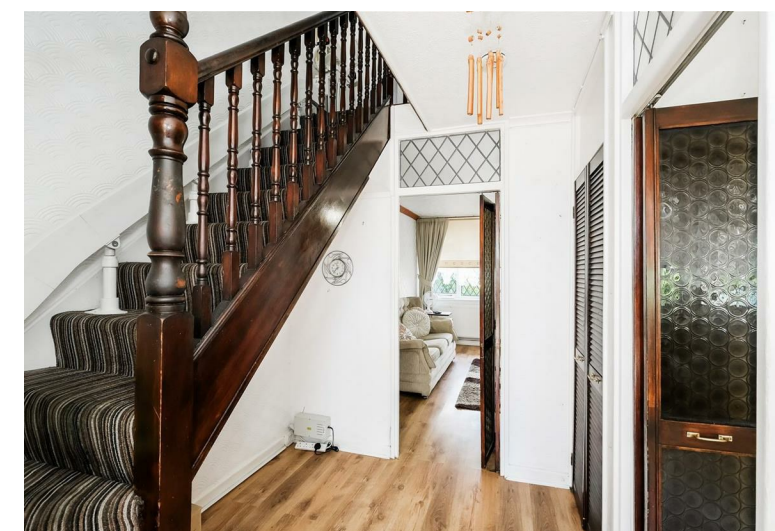
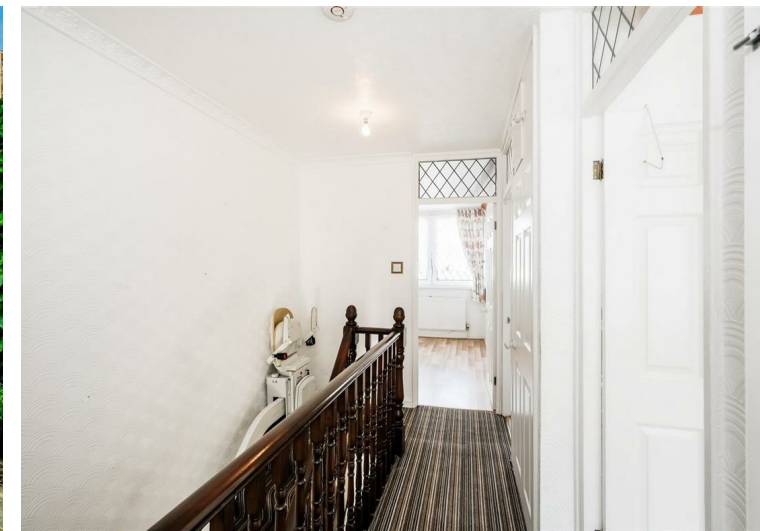
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8989 0011**

Email: [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)



Churchill Estates are delighted to present this well proportioned ground floor maisonette, offering generous accommodation across two levels.

The ground floor comprises a bright and spacious reception room with ample space for dining, a separate fitted kitchen and access to a private west facing rear garden, perfect for outdoor relaxation or entertaining.

Upstairs you'll find three well sized bedrooms, two generous doubles and a versatile single, ideal for a home office, guest room or nursery. A well appointed three-piece bathroom completes the first floor.

Further benefits include no onward chain, well tended front garden, double glazing, gas central heating and a long lease of 88 years remaining.

The property is ideally located just 0.1 miles from Langdon Park DLR with swift access to Canary Wharf, Stratford and the City. Additional stations such as All Saints, Devons Road and Poplar DLR are also within walking distance along with regular bus routes nearby.

Families will appreciate the proximity to a selection of highly regarded local schools. These include Lansbury Lawrence Primary School and St Saviour's C of E Primary School both rated Ofsted Outstanding and within a short walking distance. Langdon Park Secondary School is also just moments away.

This is a fantastic opportunity for first time buyers, investors or anyone seeking a well-connected and spacious home with private outdoor space and access to excellent local amenities.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience to avoid disappointment.

Council Tax band C  
Lease remaining - 88 years  
Service charge - £2,242.00 per annum