

Daimler House, Wellington Way, E3

Guide Price £375,000.

DAVID GREENSLADE
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Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Offered chain free. A superb two double bedroom corner apartment situated on the third (top) floor of Daimler House located on Wellington Way, E3. Offering a secure gated parking space, this property represents an incredible opportunity for first-time buyers, professionals, and buy-to-let investors looking for a turn key home in the heart of vibrant East London.

As a corner apartment, the property benefits from an abundance of natural light throughout.

The Lounge: A spacious, bright, and welcoming reception room flooded with natural light courtesy of impressive dual-aspect windows and the Juliet balcony. It offers the perfect layout for both relaxed living and entertaining.

The Kitchen: A separate, contemporary fitted kitchen thoughtfully designed with ample storage and a highly functional breakfast bar, ideal for your morning coffee or casual dining.

The Bedrooms: Two well proportioned, genuine double bedrooms offering flexible living arrangements for guests, or a dedicated work from home office space.

The Bathroom: A clean, crisp, and modern three piece bathroom suite.

Gated Parking: Peace of mind in the city with your own allocated parking space within a gated courtyard.

Unbeatable Transport Links. Commuting could not be easier. You are located just minutes from three key stations, unlocking five major train lines and providing rapid access into the City and Canary Wharf:

Bow Road Station (District and Hammersmith & City lines)
Mile End Station (Central, District, and Hammersmith & City lines) – get to the City, Canary Wharf, or the West End in under 15 minutes.
Bow Church Station (DLR) – providing direct, effortless access straight into the heart of Canary Wharf & Stratford.
Bus Routes: Multiple 24-hour bus links run nearby, connecting you swiftly across the capital.

The Location & Lifestyle. Positioned on Wellington Way, this apartment places the absolute best of East London's social scene and culture directly on your doorstep.

Local Pubs & Social Life. You are spoiled for choice with an array of fantastic, characterful local pubs just a short stroll away:

Mile End Park: Also just minutes away, offering scenic canal paths, green spaces, and excellent leisure facilities.

Service Charge - £1,500 P.A.

Ground Rent - £150 P.A.


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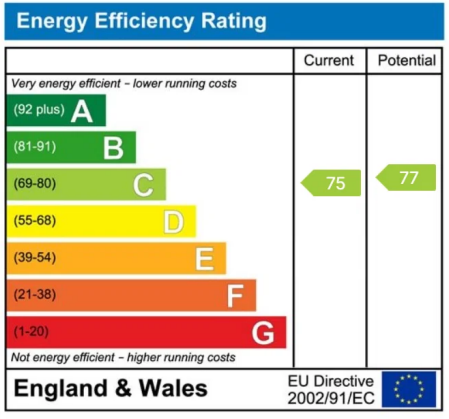

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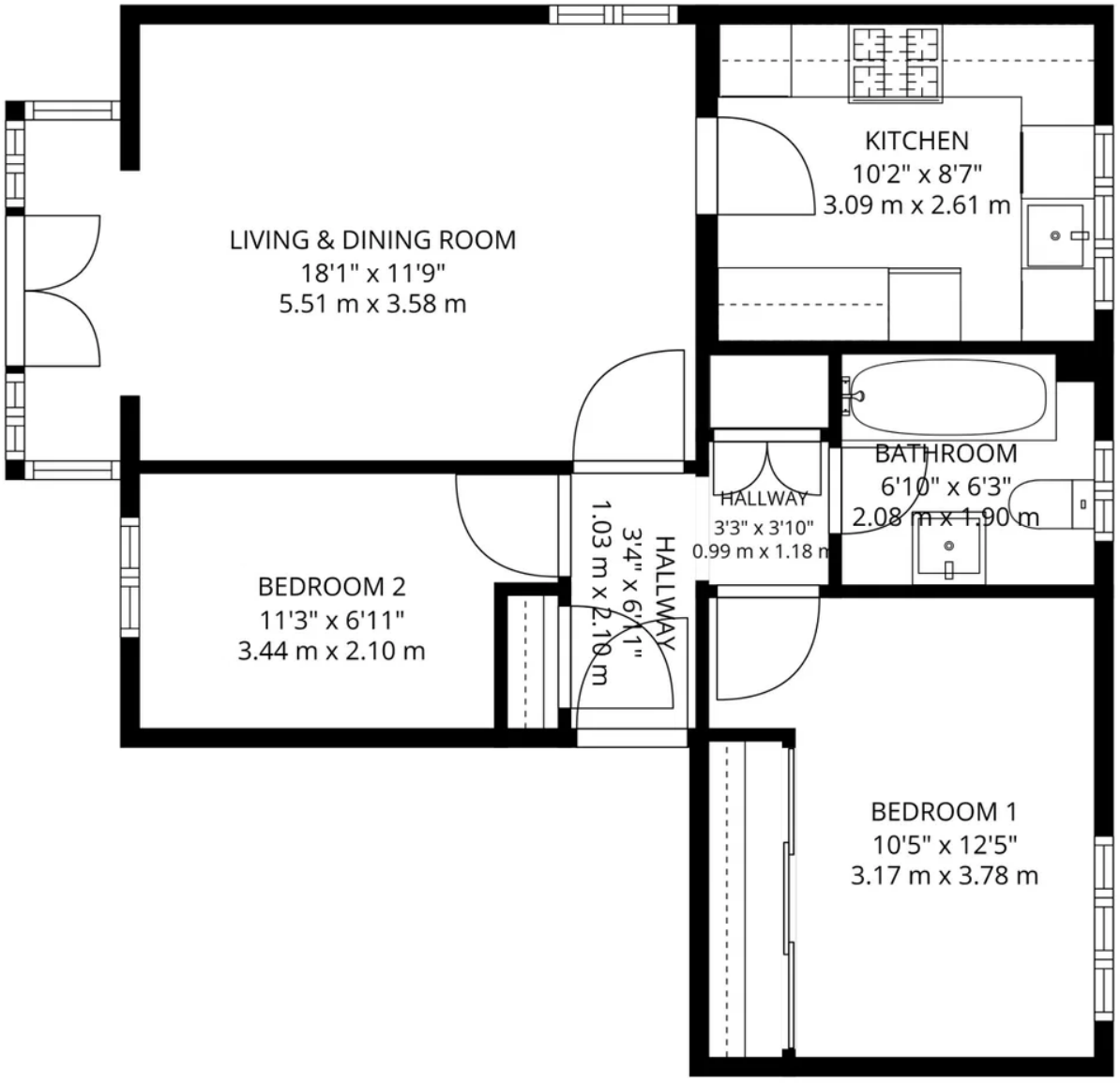

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
77
England & Wales
EU Directive 2002/91/EC





Total: 609 sq. Ft, 57 m2
Ground Floor: 609 sq. Ft, 57 m2
Excluded Areas: Walls: 57 sq. Ft, 5 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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