

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Welland Mews**

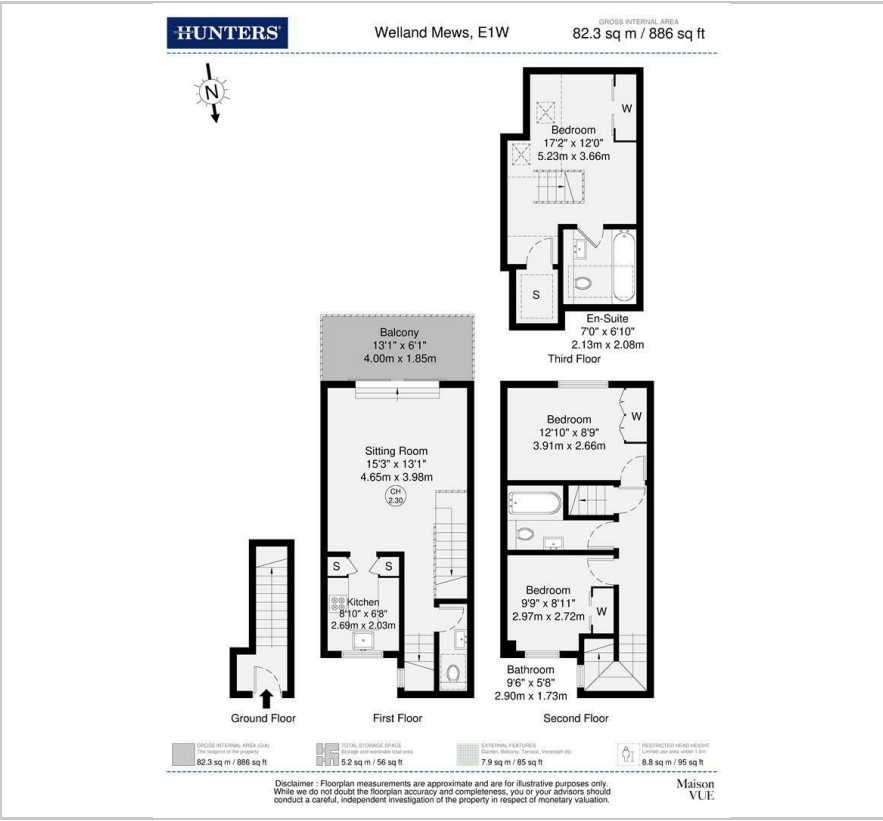
, London, E1W 2JW

£3,250 Per Month

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Council Tax:

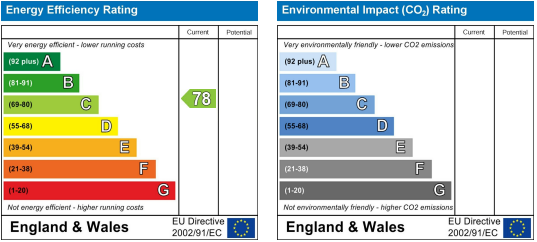
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Highbury & Islington Lettings Office on 020 7704 0664 if you wish to arrange a viewing appointment for this property or require further information



\*\*\* NOT SUITABLE FOR 3 SHARERS \*\*\*

A beautifully arranged three-bedroom mews house set over three floors, located within the desirable Welland Mews development in Wapping, E1W.

The first floor comprises a spacious open-plan reception room and modern kitchen. The reception area opens directly onto a private terrace/balcony, providing a fantastic outdoor extension to the living space. A separate WC completes this floor.

The second floor features two bedrooms, including a large double bedroom and a further smaller double bedroom which would also work well as a study or home office. A well-appointed family bathroom is also located on this floor.

Occupying the entire third floor, the impressive principal bedroom provides excellent privacy and benefits from its own en-suite bathroom.

Welland Mews is ideally positioned in Wapping, offering a peaceful residential setting while being within easy reach of the City, Canary Wharf and the wider attractions of East London. Excellent transport links and a variety of local amenities, cafés, restaurants and riverside walks are also close by.

\*\*\* ONLY SUITABLE FOR SINGLE, COUPLE OR 2 SHARERS \*\*\*

MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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