

WADESON STREET, LONDON, E2
£699,950 LEASEHOLD

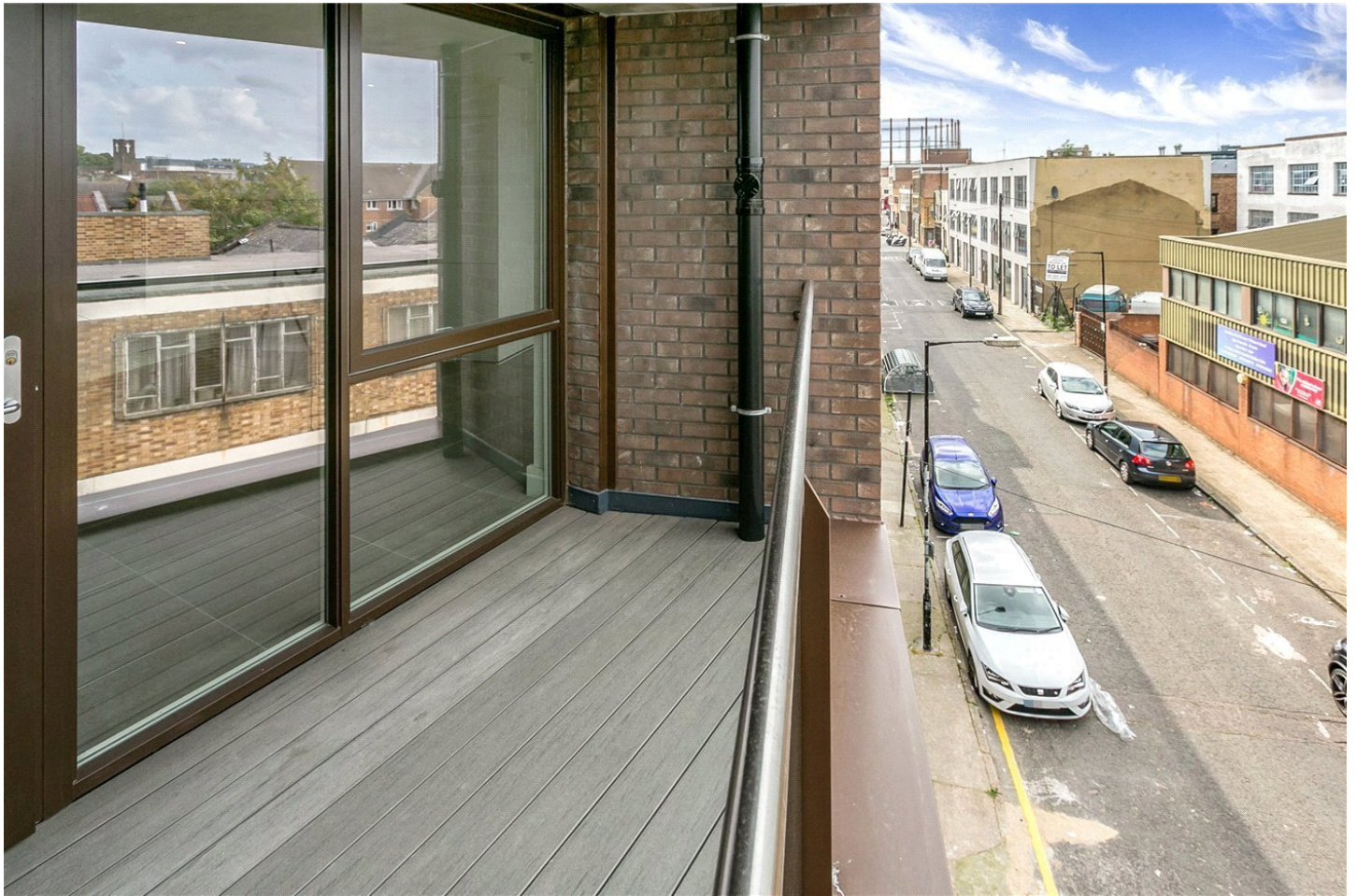
OUTSTANDING TWO BEDROOM APARTMENT CLOSE TO CAMBRIDGE HEATH AND VICTORIA PARK

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DESCRIPTION:

An outstanding two-bedroom apartment in a sought-after location. This stunning property offers a high spec finish, is neutrally decorated throughout and offers two double bedrooms, one with ensuite shower room, a further contemporary family bathroom suite and a beautifully bright open-plan kitchen/reception which is flooded with natural light from floor to ceiling glass doors, providing access out to a private balcony. The apartment also has access to a stunning communal roof terrace with views across London.

Ideally located within close proximity to Victoria Park, London Fields and Broadway Market with an abundance of local artisan shops and amenities to frequent and enjoy. Excellent transport links provide quick and easy access to the City & West End via the overground at Cambridge Heath & Bethnal Green via the Central Line, along with regular well connected local bus routes.

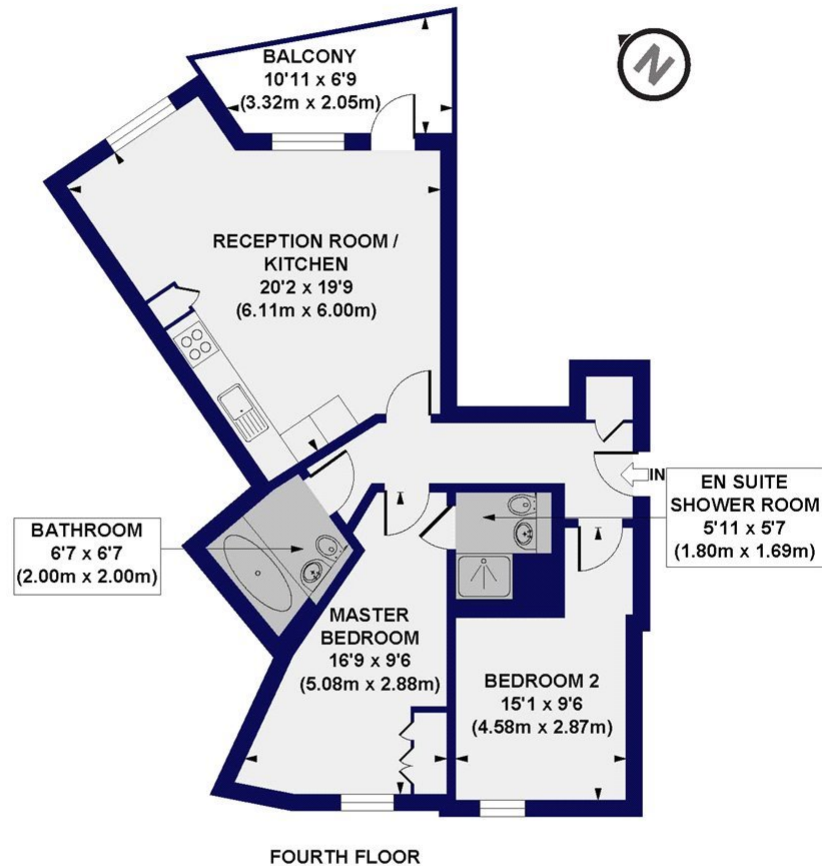
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Wadeson Street, E2
Approx. Gross Internal Floor Area 696 sq. ft / 64.63 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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