



51B MILE END ROAD

LONDON, E1 4TT

£450,000
LEASEHOLD

This well-presented two-bedroom apartment offers well-balanced and practical accommodation, ideal for modern urban living. The property features a spacious reception room with ample room for both living and dining, creating a comfortable and versatile central space. A separate fitted kitchen is neatly arranged with generous cupboard and worktop space, making it both functional and easy to maintain.

The two bedrooms are both well-proportioned, offering flexibility for professional sharers, guests, or home working. The bathroom is finished in a clean, contemporary style and designed for everyday comfort. The apartment benefits from good natural light throughout, contributing to a bright and welcoming internal atmosphere.

Located on Mile End Road, the property enjoys a highly convenient position in the heart of E1, with excellent access to the City, Canary Wharf, and Shoreditch. The area is well served by a wide

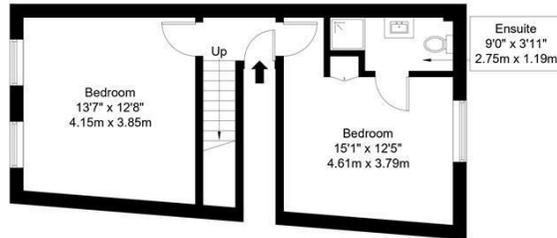
BELLS
ESTATE AGENT

Mile End Road, E1 4TT

Approx Gross Internal Area = 72.3 sq m / 778 sq ft
 Restricted head height = 1.4 sq m / 15 sq ft
 Total = 73.7 sq m / 793 sq ft



= Reduced headroom below 1.5m / 5'0"



Third Floor



Second Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(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	

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

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