Stanton Walk, E2



Located along the banks of the Regent's Canal between Broadway Market and Victoria Park, this modern, five-year-old one-bedroom apartment seamlessly blends contemporary living with subtle industrial style. The westerly-facing property features high ceilings with exposed concrete accents and striking, large Crittall-style windows that flood the open-plan living space with natural light. The main living area opens directly onto a well sized private balcony, perfect for evening sun and partial canal-side views. Further development amenities include a concierge service, a well stocked gym, bike storage and a shared communal roof terrace. Situated ideally for easy commutes to The City and across London, the flat is just a short walk from Cambridge Heath Overground and Bethnal Green Underground stations. Offered to the market chain-free.

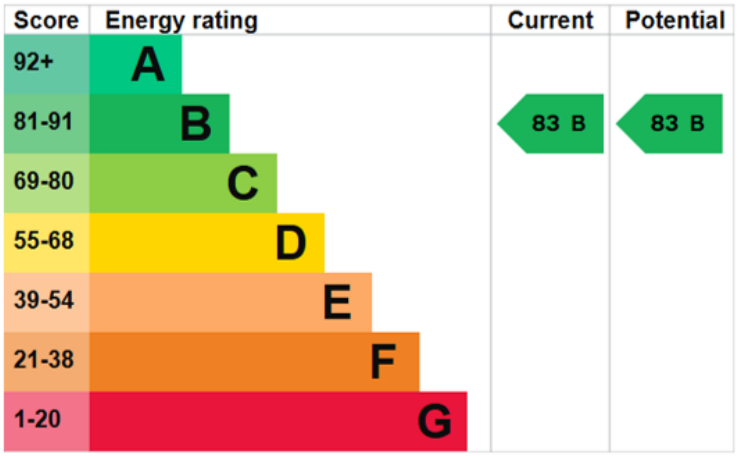
£585,000

Leasehold

KEY FEATURES

- Open plan Kitchen / Dinging / Reception
- Great storage
- A concierge, a gym and bike storage
- A communal roof terrace on the 5th Floor
- Modern build of 5 years of age
- Close to the bars, restaurants and amenities of Broadway Market, Mare Street & Hackney Road
- Closest to Cambridge Heath Overground and Bethnal green Underground stations
- Chain free

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 244 years	(Advised by Vendor)
SERVICE CHARGE:	£3,700.00 p.a.	(Advised by Vendor)
GROUND RENT:	£400.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band E – £2,246.18	(Advised by Vendor)
LOCAL AUTHORITY:	London Borough of Tower Hamlets	
VIEWING:	By appointment through Blakestanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.





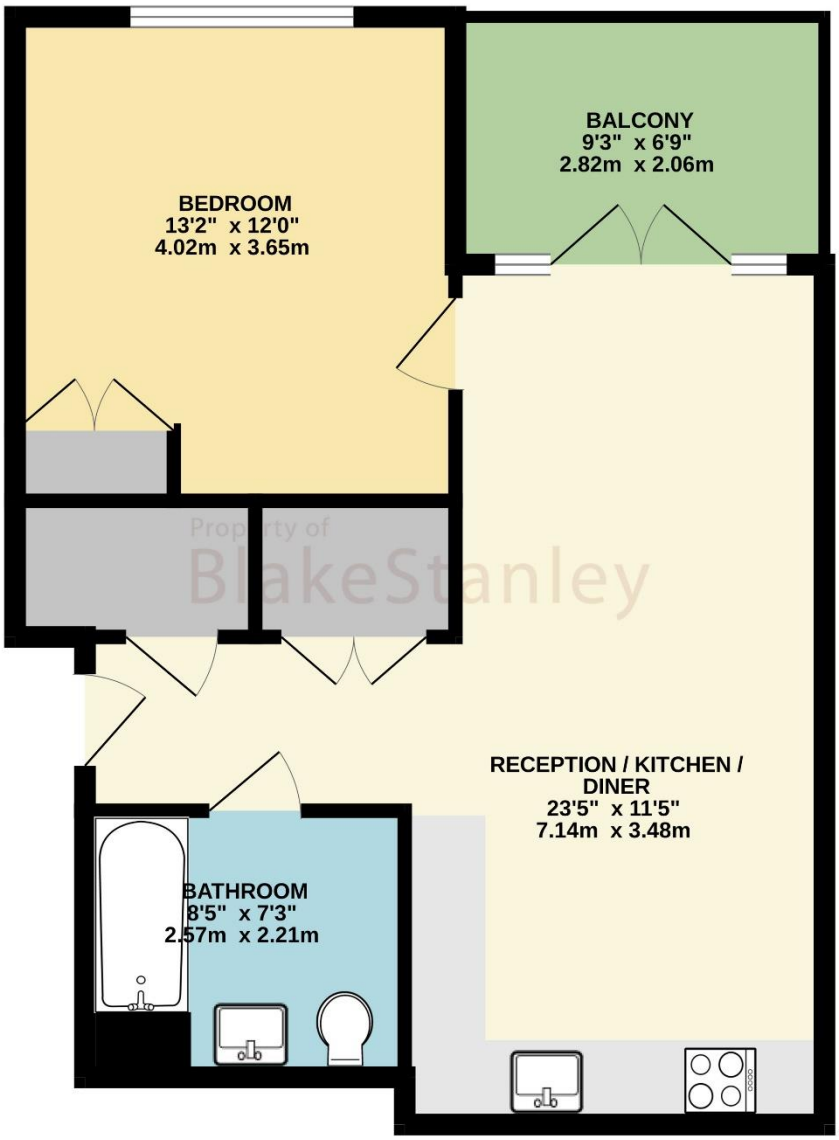








SECOND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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