

Easthaus



 — Guide Price £650,000

 — Upper Floor Apartment

 — 2 Bedrooms

 — 2 Bathrooms

 — Circa 765 sqft

London Wharf, Wharf Place E2

Occupying the top floor, this 2 bedroom dual aspect home is ideally located on Broadway market and boasts views over Regent's Canal and is offered with a Share of the Freehold and access to secure parking.



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Set on the third floor, and part of a warehouse conversion, this bright 2 bedroom apartment spans circa 765 sqft. The internal aesthetic is minimalist, where clean white walls and warm oak flooring serve as a backdrop to the architectural geometry of the space. In the open-plan reception room, a striking, oversized angular window frames the urban horizon, pulling a generous amount of natural light into the living and dining areas. The kitchen is handled with a functional simplicity, featuring crisp white cabinetry, an integrated oven and full-size fridge freezer, and a modern grey splashback that adds a layer of industrial texture.



The bedrooms are well-proportioned and thoughtfully arranged to provide a clear separation from the social heart of the home. The primary bedroom feels particularly connected to the city, with large sliding glass doors providing an expansive view of the skyline. It is served by a modern en-suite, while the main bathroom features a bathtub and a clean, monochromatic palette.

The property benefits from secure private parking, including off-street spaces to the front of the development and secure gated underground parking beneath the building.

The Area

This great East London home occupies an enviable position on borders of Hackney, Bethnal Green and Hoxton, the property is within a short walk from both Broadway Market and Columbia Road.



The surrounding area is brimming with independent coffee shops, acclaimed restaurants, quirky bars and exclusive retailers, notably on Broadway Market, Hackney Road, Brick Lane, Redchurch Street and Columbia Road. Some of the immediate hotspots include: Ozone on Emma Street, The Dove and Arabica on Broadway Market, Little Georgia and The Virgin Queen on Goldsmiths Row, and Doms Subs and The Marksman on Hackney Road.

There are some great green open spaces to choose from, including locally loved Haggerston Park and London Fields. Nearest Station: Cambridge Heath Station, 0.5 miles, Bethnal Green, 0.8 miles (London Overground / Central Line).

Bus routes nearby: 394, 106, 254, 388, D6, N253

Details

Tenure: Share of Freehold with accompanying lease of circa 989 years remaining

Service Charges: circa £2,918.65 pa

Ground Rent: Peppercorn

Local Authority: Tower Hamlets

Council Tax: Band D

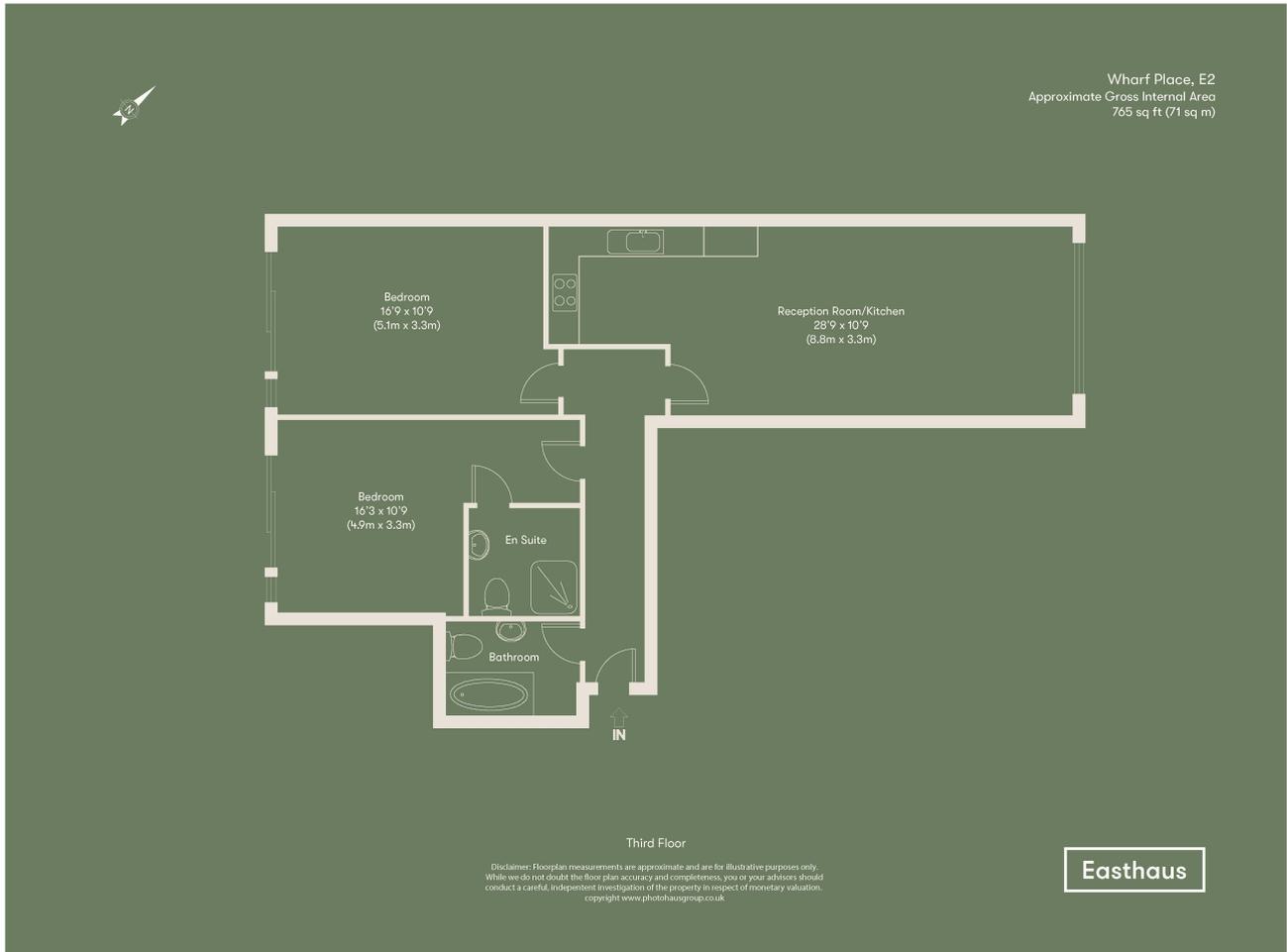
EPC: Band D



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