



— Offers in Excess of £535,000



— Lower Ground Floor Apartment



— 1 Bedroom



— 1 Bathroom



— Circa 583 sqft

Mile End Road, E3

Situated within a striking Grade II Listed Georgian building, and occupying the lower ground floor, this one-bedroom home spans nearly 600 sqft and benefits from its own entrance, a generous private garden and a share of the freehold.



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At the front, the reception room is centered around a working fireplace. Bespoke shelving and cabinetry in the alcoves add both character and storage, while the generous proportions create an inviting space to dine and relax.

The bedroom sits off the hallway with two built-in wardrobes, with a newly installed kitchen at the rear that is finished with sleek cabinetry, integrated appliances and a built-in wine rack. From here, doors open directly onto a peaceful and generously sized private garden, ideal for alfresco dining or simply enjoying a pocket of greenery in the city.

A fully tiled shower room with a rainfall fitting and sash windows throughout complete the home.

Area

Located in the Tredegar Square Conservation Area, this flat is a beautiful example of Georgian architecture. The apartment is within walking distance of a number of East London's renowned green spaces and waterways, including Victoria Park and Regent's Canal, which runs down to through Mile End Park to Limehouse. The area also has a community of independent shops, restaurants and cafes, and is a short walk or cycle from the charming Roman Road, bustling Broadway Market and the trendy Victoria Park Village.

The property is superbly located, with excellent transport links including Mile End Underground Station over the road with the Central, District and Hammersmith & City lines, as well as multiple bus routes within walking distance – a combination allowing swift access to The City, Canary Wharf, the West End and Hackney.

Some Easthaus area favourites include:
The Morgan Arms - Charming corner pub with great Sunday roasts
The Lord Tredegar - Offering great food and a sun filled beer garden
Mae and Harvey - Brunch and coffee hotspot, best followed by an easy stroll into Victoria Park
Mahdis Plants and Flowers - A little gem of succulents, plants and flowers on Burdett Road

Details

Tenure: Share of Freehold with an accompanying leasehold circa 995 years remaining
Service Charge: £713.00pa
EPC Rating: D
Local Authority: Tower Hamlets
Council Tax: Band C

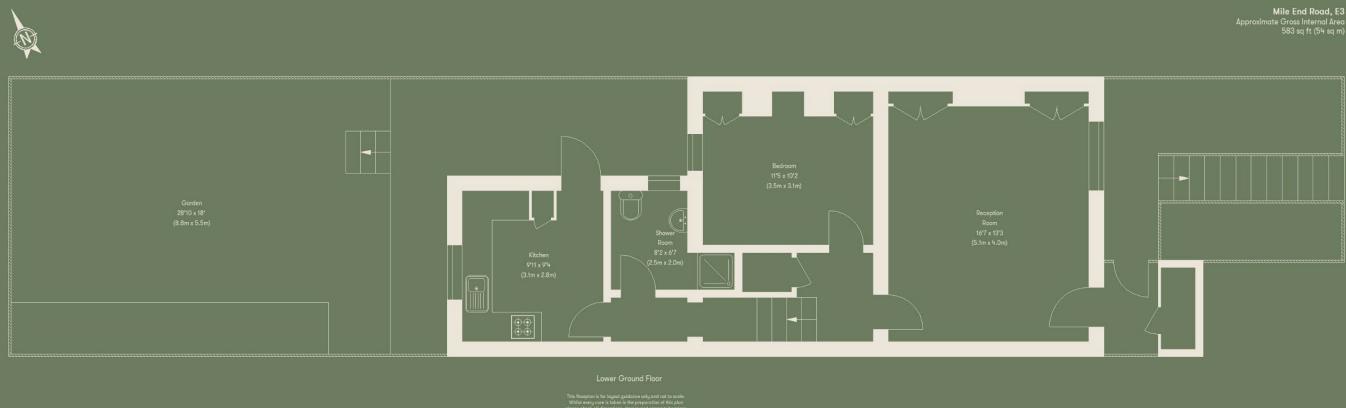


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Mile End Road, E3
Approximate Gross Internal Area
583 sq ft (54 sq m)



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