



— Guide Price £400,000



— Apartment



— 2 Bedrooms



— 1 Bathroom



— Circa 527 sqft

## Halkett House, Waterloo Gardens, E2

Offered chain free, this well-proportioned 2 bedroom apartment with a private balcony, is located moments from Victoria Park and Regents Canal.



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This bright dual-aspect flat features a living room with wood flooring that opens onto an east-facing balcony with views onto Regent's Canal and Victoria Park. The separate kitchen features integrated appliances and good storage. Both bedrooms have neutral carpet and shutters, with the second room suitable as a guest room or office. The bathroom has a full bath with overhead shower, and additional storage is available in the hallway.

## Area

Situated moments from the Bonner Gate entrance to Victoria Park, the property is superbly located for the green open spaces of Victoria Park with its boating lake, cafes, sports facilities and Sunday Market as well as being moments from the Regent's Canal Towpath, and within easy reach of Victoria Park Village, Broadway Market, London Fields and Bethnal Green. The Approach Tavern, The Florist Arms, Pavillion Cafe, Bistrottheque and The Camel are all within a few minutes stroll of the apartment and are just a few of the popular drinking and dining spots the immediate area has to offer.

The area has excellent nearby transport links providing easy access to Stratford, Canary Wharf, The City and the West End including Cambridge Heath overground station (0.2 miles approximately) and Bethnal Green (Central line) underground station (0.6 miles approximately). There are also a number of well-connected bus routes that run from Cambridge Heath Road and a Santander Cycle stand at Bonner Gate.

## Details

Tenure: Leasehold circa 89 years remaining  
Service Charges: £1,900.67 pa (2024/25 figures)  
Ground Rent: £10pa  
Local Authority: Tower Hamlets  
Council Tax Band C  
EPC Band d





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