



Jodrell Road, London, E3

BUTLER & STAG





**Guide Price - £250,000 to £275,000**

**Cash Buyers Only!**

**Set on the seventh floor of a well-kept ex-local authority high-rise on Jodrell Road, Bow, this dual-aspect two-bedroom apartment combines generous proportions with brilliant natural light. A private south-facing balcony frames uninterrupted Canary Wharf skyline views, while a day concierge adds everyday convenience and peace of mind. With Victoria Park next door, you get the best of green-space living and East London connectivity.**



## Leasehold

- CASH BUYERS ONLY
- Private South Facing Balcony
- Concierge Service
- Next To Victoria Park
- Permit Parking Available
- Two Double Bedrooms
- Seventh Floor/Lift Access
- Chain Free
- EWS1 Compliant
- 9% Yield

Entering the flat, a welcoming hallway offers space for coats, shoes and a console, setting the tone for a home that feels both practical and airy. The dual-aspect living/dining room is the star: broad glazing draws in sunlight and slides open to the south-facing balcony, perfect for morning coffee, after-work unwinding, or fireworks over the Wharf.

The separate kitchen has ample worktop space and room to cook properly, with scope to reconfigure or upgrade to your taste. Both bedrooms are comfortable doubles, positioned away from the living space for privacy.

The block is lift-served and benefits from a concierge, secure entry and well-maintained communal areas. Ex-local high-rises are popular for their solid construction, generous room sizes and strong natural light, and this apartment delivers on all three.

On Jodrell Road, you're adjacent to Victoria Park—think morning runs, canal-side walks and summer picnics. The independent shops, coffee spots and pubs of Victoria Park Village and Roman Road are close by, while Hackney Wick's creative scene and waterside bars are within easy reach.

Excellent links across East and Central London via nearby options such as Bow Road Underground, Mile End Underground and Bow Church DLR (for Canary Wharf/City connections), plus bus routes along Roman Road/Old Ford Road. Cycle paths and canal towpaths offer relaxed commutes by bike.



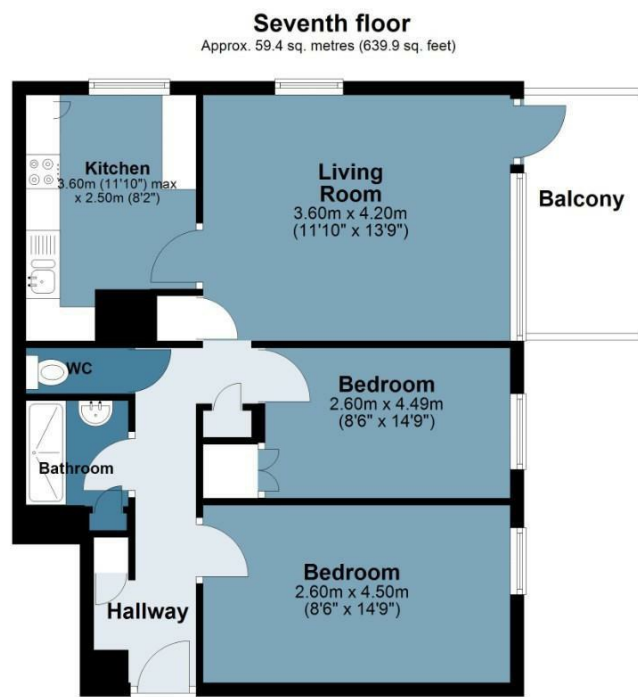




## Windford House

Approx. Gross Internal Area 59.4 Sq M ( 639.9 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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