

www.kings-group.net

326 Mare Street
London E8 1HA
Tel: 0208 510 0808

5 Spencer Way, London, E1 2PW
50% Shared Ownership £130,000

****50% Shared Ownership****

Kings Group - Hackney are delighted to offer For Sale, this ONE BEDROOM APARTMENT set on the 3rd floor of Kelday Heights, Spencer Way, E1. Offered on a CHAIN FREE basis, this ideal starter or investment property is comprised of open plan lounge and kitchen/diner, one deuble bedroom and spacious bathroom. The property also benefits from storage cupboards within the hallway and a balcony with views of The Shard and Canary Wharf. A short walk from the apartment are Shadwell Overground and DLR stations with links to Canada Water (Jubilee) and Canary Wharf. Also within walking distance is Watney market and a number of local shops and amenities including Londis. The property also offers excellent transport links and access to the A1023, A13 and A11 providing road links in and out of Central London. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:

- Lease Length:- 125 Years
- Lease Term:- 25/12/2007 ~ 25/12/2132
- Ground Rent:- TBC
- Service Charge:- TBC
- Council Tax:- Band C
- EPC Rating:- B

Entrance Hallway
17'06 x 3'06 (5.33m x 1.07m)

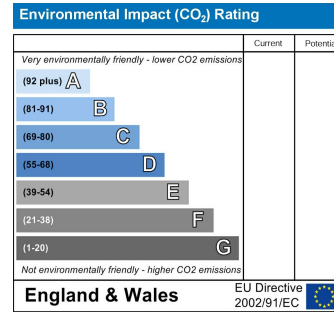
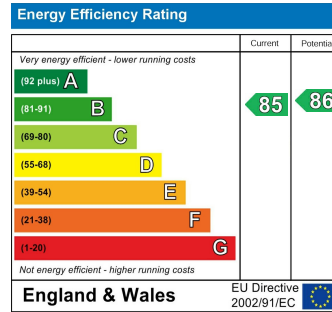
Lounge (Open Plan)
11'09 x 11'02 (3.58m x 3.40m)

Kitchen/Diner (Open Plan)
11'09 x 11'02 (3.58m x 3.40m)

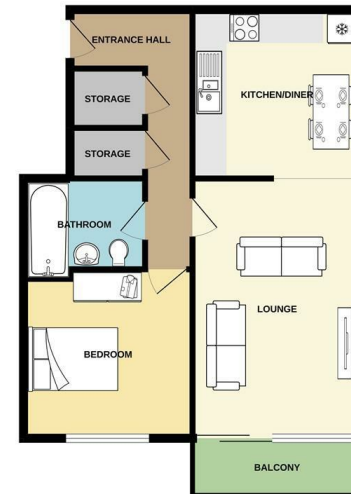
Bathroom
8'01 x 5'06 (2.46m x 1.68m)

Bedroom
11'11 x 13'06 (3.63m x 4.11m)

Balcony



GROUND FLOOR
54.7 sq.m. (588 sq.ft.) approx.



1 BED APARTMENT
TOTAL FLOOR AREA: 54.7 sq.m. (588 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, complexes and any other items are approximate and no responsibility is taken for any error prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their operation.

