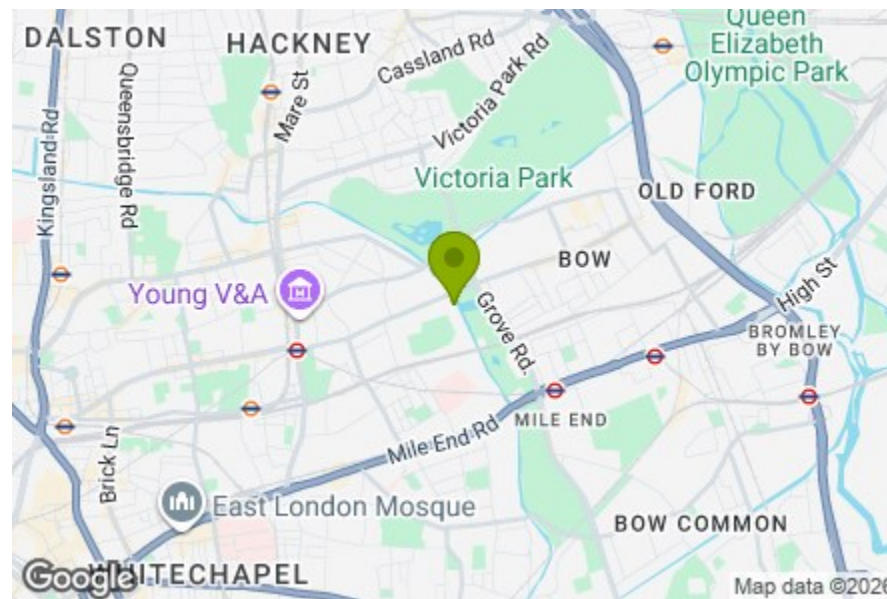


Total Area (Excluding Balconies): 90m sq... 970 ft sq

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Reception
15'0" x 23'0"
- Kitchen
6'8" x 8'4"
- WC
3'7" x 6'6"
- Balcony
17'7" x 4'4"
- Bedroom
12'6" x 10'8"
- Bathroom
7'8" x 6'11"
- Bedroom
15'0" x 11'3"
- Balcony
15'10" x 5'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	83
		EU Directive 2002/91/EC	



PALMERS ROAD, BETHNAL GREEN

Offers In Excess Of £700,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Property
- Arranged Over Two Floors
- Positioned Alongside Regents Canal
- Two Private Balconies
- Allocated Private Secure Parking
- Short Walk to Victoria Park
- Close to Bethnal Green and Mile End Stations
- Approx 970 Square Foot
- Bathroom & WC
- Chain Free

A beautifully bright two-bedroom apartment, arranged over two floors and set right beside Regent's Canal, with leafy views, two private balconies and 970 square feet of thoughtfully arranged space. With Victoria Park, Mile End Park, Bethnal Green, Hackney Wick and the Olympic Park all within easy reach, this is East London living at its best; full of greenery, water, brilliant pubs and weekend wandering.

REQUEST A VIEWING
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E4 & N17
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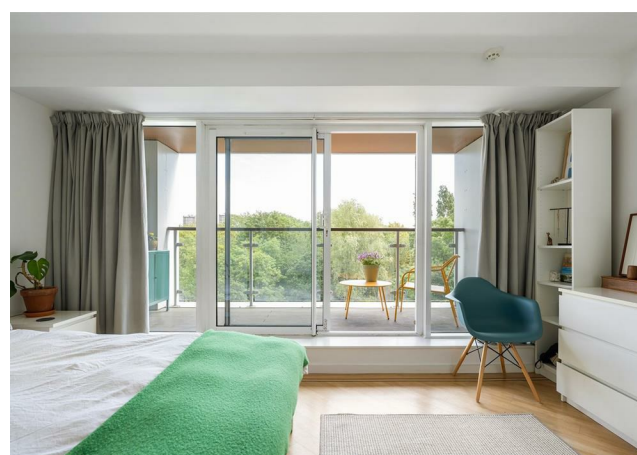
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IF YOU LIVED HERE....

Step inside and the sense of space is immediate. The living area feels open, generous and full of light, with walnut flooring running underfoot and wide glazing framing the greenery beyond. Sliding doors open directly onto a lush private balcony, bringing in even more natural light and creating an easy connection to the outdoors.

The separate kitchen is neatly arranged with warm-toned plywood cabinetry and granite worktops; with a direct connection to the main living space. Spread across two floors, the layout feels wonderfully practical, with bedrooms and bathroom sitting on their own private upper-level.

Both bedrooms are generous doubles, with the principal bedroom enjoying access to the second private balcony. From here, you can look out towards the canal and Mile End Park, a rare bit of calm in such a connected part of East London. A communal roof garden, secure internal off-street parking at ground level, lift access and

concierge all add to the ease of living here.

WHAT ELSE?

- Victoria Park is a short walk away, perfect for weekend coffees, leafy walks, the food market and long summer afternoons by the lake.
- Regent's Canal is right on your doorstep, leading you towards Hackney Wick, the Olympic Park and beyond for waterside walks, cycle rides and easy weekend exploring.
- The Approach Tavern, The Palm Tree and Pretty Decent Beer Co. are all within easy reach, while Bethnal Green and Mile End Stations keeps the rest of London close.



A WORD FROM THE OWNER....

"We have had ten amazing years in the flat, it's really in a great location and having the canal on your doorstep is a real luxury and the view out to Mile End park ensures you'll never be overlooked by future development. It's a very comfortable and generously sized flat, with a lift providing easy access from street level and great for entertaining."

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