



WADESON STREET, LONDON, E2
£625,000 LEASEHOLD

OUTSTANDING TWO BEDROOM APARTMENT CLOSE TO CAMBRIDGE HEATH AND VICTORIA PARK.

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

An outstanding two-bedroom apartment in a sought-after location. This stunning property offers a high spec finish, is neutrally decorated throughout and offers two double bedrooms, one with ensuite shower room, a further contemporary family bathroom suite and a beautifully bright open-plan kitchen/reception which is flooded with natural light from floor to ceiling glass doors, providing access out to a private balcony. The apartment also has access to a stunning communal roof terrace with views across London.

Ideally located within close proximity to Victoria Park, London Fields and Broadway Market with an abundance of local artisan shops and amenities to frequent and enjoy. Excellent transport links provide quick and easy access to the City & West End via the overground at Cambridge Heath & Bethnal Green via the Central Line, along with regular well connected local bus routes.

Please note, some images have been edited with AI to apply to furnishings only. Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.*

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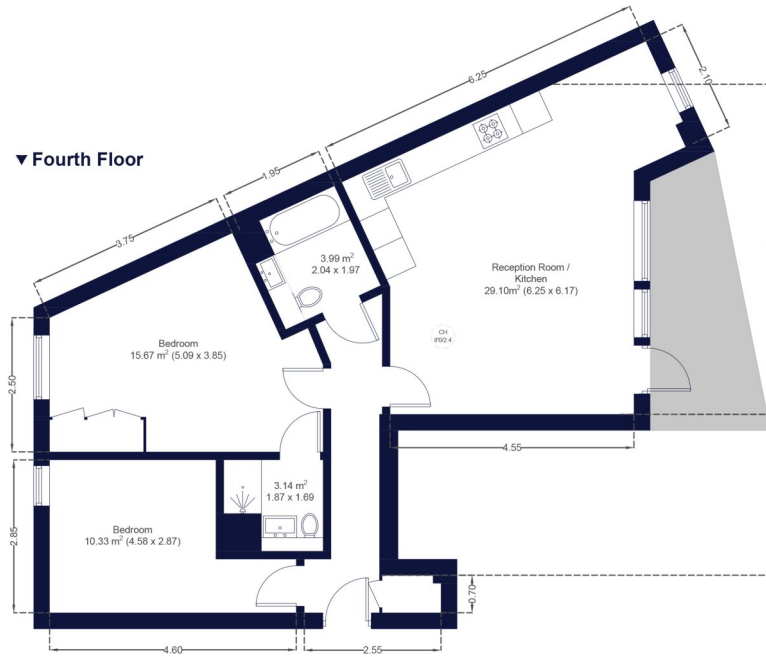
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Approximate Gross Internal Area = 72.66 m² / 782.11 ft²



▼ Fourth Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC250074>

Tenure: Leasehold

Term: 114 year and 4 months (Subject to change)

Service Charge: £2630 per annum (approx.)

Ground Rent: £ 486 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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