

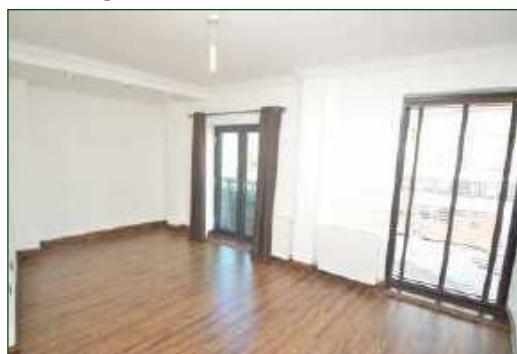


Mare Street, London, E8 4RP

Offers in excess of £450,000

Sandra Davidson Estate Agents are delighted to present an exciting opportunity to acquire a newly built one bedroom apartment within close proximity to the shops, bars and restaurants of Mare Street and Bethnal Green as well as Broadway Market, Victoria Park and London Fields. Located on the first floor, this modern, contemporary property features high spec finishes throughout including an integrated kitchen, wood flooring, Juliet balconies, full height windows and fully tiled chic shower room. The property is offered with a long lease, chain free and is within walking distance to Cambridge Heath Overground Station.

- **Modern Fitted Kitchen**
- **Double Glazed Windows**
- **Modern Contemporary Finishes**
- **Juliet Balconies**
- **Chain Free**
- **Long Lease**
- **Walking Distance to Station**
- **Building Warranty**
- **Desirable Location within East End**





COMMUNAL AREA

Communal door with audio/visual entry phone system, feature contemporary chandeliers, tiled floors, spotlights inset to ceiling, contemporary style stairs with glass balustrades and steel handrails and lift rising to 1st floor, cupboards housing meters, CCTV cameras, fire system alarm panel and vent shaft, door to cycle store.

ENTRANCE HALL

Own front door to spacious entrance hall with wood flooring, feature skirting and coving, audio/visual entry phone system, doors to:-

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA 4.130m at widest point x 3.770m at longest point (13'7" at widest point x 12'4" at longest point)

Full height aluminium frame double glazed window to rear with further aluminium frame double glazed door to Juliet balcony, wood flooring, feature skirting and coving, radiators, chrome plated TV ariel point with DAB, CAT5 data point, door to:-

STORAGE CUPBOARD

Wood flooring, feature skirting, pendent light fitting.

KITCHEN AREA 3.341m at longest point x 3.328m at widest point (10'11" at longest point x 10'11" at widest point)

Modern fitted, gloss finished, wall and base units with wooden work surface, stainless steel sink with drainer and chrome plated mixer tap, built-in electric oven and hob with extractor hood over, integrated fridge/freezer, integrated washing machine, spotlights inset in ceiling, tiled splashback, wood flooring.

MASTER BEDROOM 5.179m at widest point x 3.707 (17'0" at widest point x 12'2")

Full height aluminium frame double glazed window to rear with further aluminium frame double glazed door to Juliet balcony, wood flooring, feature skirting and coving, radiators, spotlight inset to ceiling with further pendent light fitting.

SHOWER ROOM

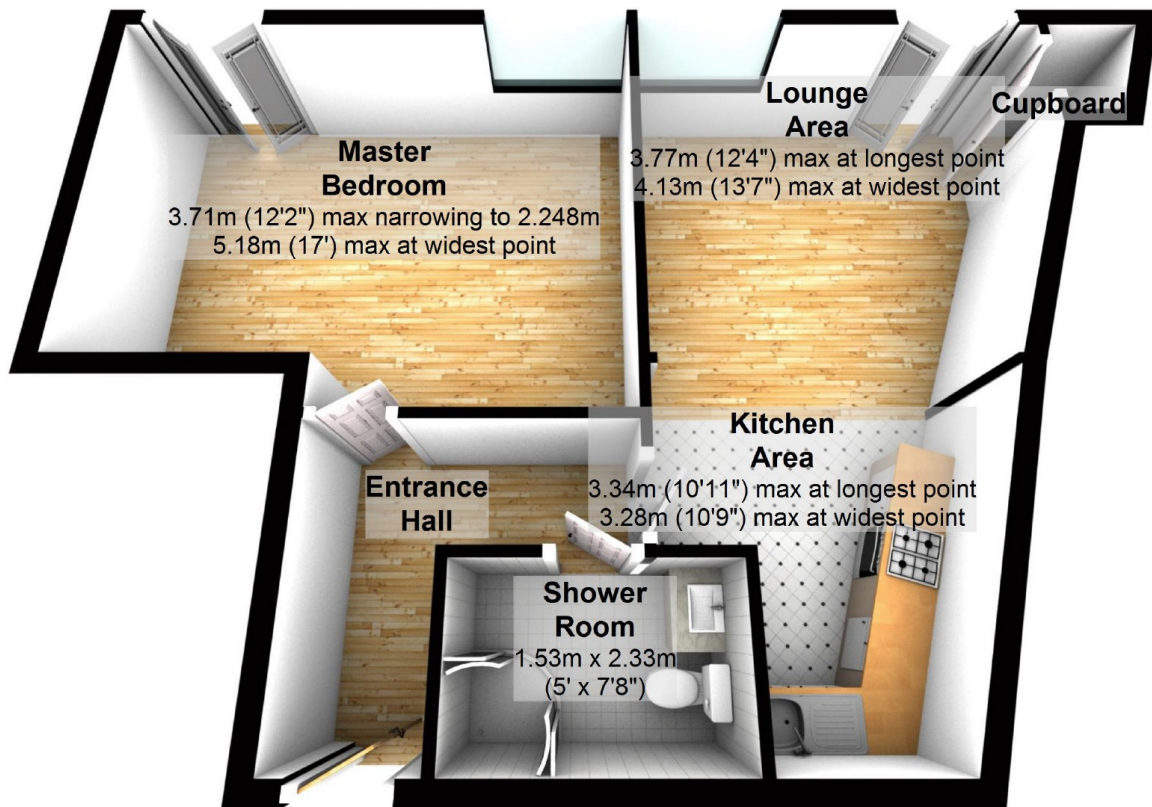
Suite comprising fully enclosed shower cubicle with sliding glass doors, chrome plates thermostatic mixer tap with rainwater fall shower and handheld, further electric power shower, contemporary style low level w.c, glass pedestal wash hand basin with chrome plated mixer tap and fitted mirror over, heated chrome plated towel rail, fully tiled walls with feature glass mosaic strip, tiled flooring, extractor fan,





Ground Floor

Approx. 52.9 sq. metres (570.0 sq. feet)



Total area: approx. 52.9 sq. metres (570.0 sq. feet)

This plan is for illustration purposes only and may not be representative of the property Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
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