

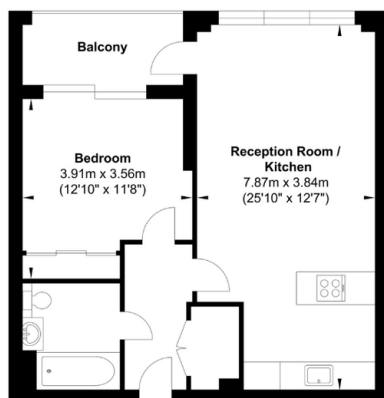
Flat 103, Guest House, 28, St. Pauls Way

Guide Price £375,000

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- No Onward Chain
- South Facing Balcony
- Breakfast Island
- Close to Transport Links
- Leasehold
- Open Plan Living
- Modern Kitchen with Integrated Appliances
- Modern Bathroom
- Close to Parks
- Please Quote Ref: DG0640

**First Floor**DAVID GREENSLADE
exp[®] UK

Gross Internal Floor Area : 51.60 m2 ... 555 ft2

Whilst every effort 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 errors, omissions, or misstatements. This plan is for guidance 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.

Offered With No Onward Chain. An immaculately presented one-bedroom first-floor apartment with South Facing Balcony set in the stylish and sought-after Guest House development on St. Paul's Way, E3. This modern property is perfect for first-time buyers or investors looking for a fantastic opportunity in a vibrant East London location.

Offering a bright and airy open-plan lounge/kitchen, fitted with integrated appliances and contemporary finishes. The spacious double bedroom offers a comfortable retreat, while the sleek three-piece bathroom suite and additional hallway storage ensure the apartment is as practical as it is stylish. The private balcony can be accessed from both the lounge and the bedroom and is perfect for your morning coffee or relaxing after work.

Details: Leasehold: 242 years remaining

Ground Rent: £250 per year

Service Charge: £1,846 per year

Tower Hamlets, Council Tax Band C (Currently £1,489.34 per year)

This modern apartment is perfect for those seeking stylish living with excellent transport connections and local amenities.