



kings  
GROUP



[www.kings-group.net](http://www.kings-group.net)

326 Mare Street  
London E8 1HA  
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Wellington Row, London, E2 7BA  
£450,000



- PRIVATE 30FT REAR GARDEN
- Lease Term: 120 Years (approx)
- Ideal For Families or First Time Buyers
- Within Walking Distance of Columbia Road

- \*\* CHAIN FREE \*\*
- PRIME LOCATION
- Close to Hoxton & Shoreditch High Street Station
- Fantastic Local Shops & Amenities

Kings Group are pleased to offer this well presented two bedroom ground floor purpose built – flat. The property is leasehold, offering a very spacious reception room, fully fitted kitchen two good sized bedrooms, a family bathroom and an abundance of storage. An excellent first time purchase or buy to let investment.

Wellington Row, E2 is located just off Columbia Road and within a mile of Hoxton Station, Shoreditch High Street Station as well as Bethnal Green Station allowing easy access to the city, as well as bus routes to multiple locations. There are a multitude of local amenities, places to eat and to shop, as well as bars and restaurants to enjoy. It is also very close to Hackney Road and Shoreditch High Street. Please call the sales team to book a viewing on 0208 510 0808.

#### Entrance

Front door to hallway.

#### Hallway

Doors to:-

#### Reception

**12'3" x 13'6" (3.74m x 4.13m)**

Double glazed window to rear aspect, single radiator, phone point, TV aerial point, power points, laminate flooring and double glazed door leading to garden.

#### Kitchen

**7'0" x 12'1" (2.14m x 3.70m)**

Double glazed window to side aspect, single radiator, tied splash back, a range of base and wall units with granite effect roll top work surfaces, integrated gas hob, integrated electric oven, integrated hood

extractor, sink and drainer unit, integrated fridge / freezer, plumbing for washing machine, power points and tiled flooring.

#### Bedroom One

**11'5" x 8'10" (3.49m x 2.70m)**

Double glazed window to side aspect, single radiator, built in storage cupboard, power points and laminate flooring.

#### Bedroom Two

**8'10" x 13'2" (2.70m x 4.03m)**

Double glazed window to side aspect, single radiator, power points and laminate flooring.

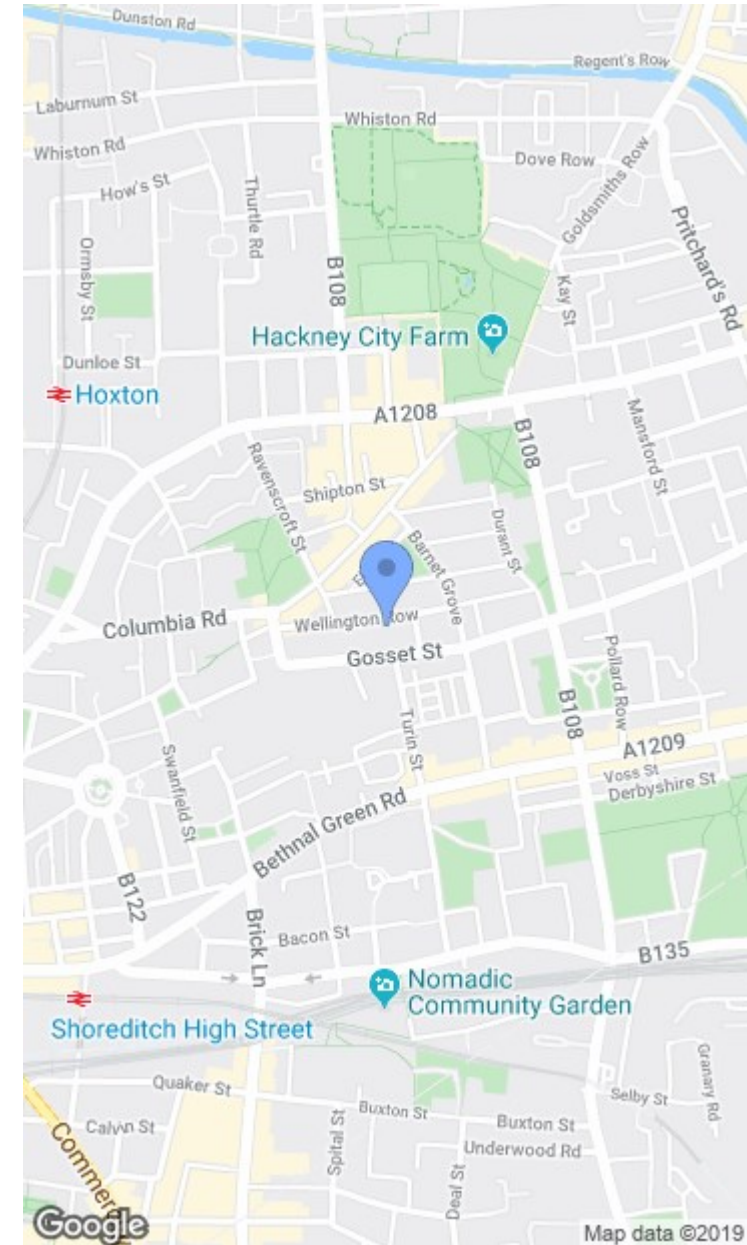
#### Bathroom

Double glazed opaque window to side aspect, tiled walls, panel enclosed bath unit with shower attachment, wash hand basin with pedestal, low level WC and tiled flooring.

#### Garden

**30'00 x 18'00 (9.14m x 5.49m)**

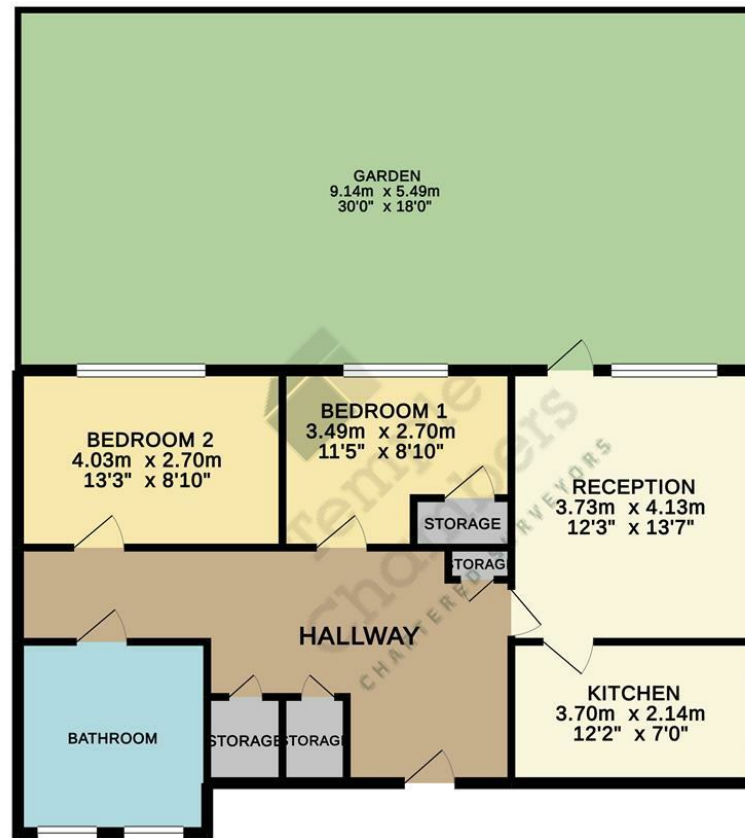
Concrete paving and wooden shed.











Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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