



PRICE GUIDE

£425,000

Mile End Road

London, E3 4PA



Guide Price - £525,000 - £550,000

The lower level features a welcoming hallway, a separate fully fitted kitchen, and a spacious lounge that opens onto a private balcony — perfect for relaxing or entertaining. Upstairs, you'll find three well-sized bedrooms, a modern bathroom, and a separate WC. Ample built-in storage is available throughout the property, adding to its practicality.

Situated just a short walk from Mile End Station, the apartment boasts an enviable location with easy access to Mile End Park, Victoria Park, and the bustling Roman Road Market.

A wide range of local amenities, including shops, cafés, restaurants, and supermarkets, are all within easy reach. Queen Mary University is also nearby, making this an attractive option for students or academic staff.



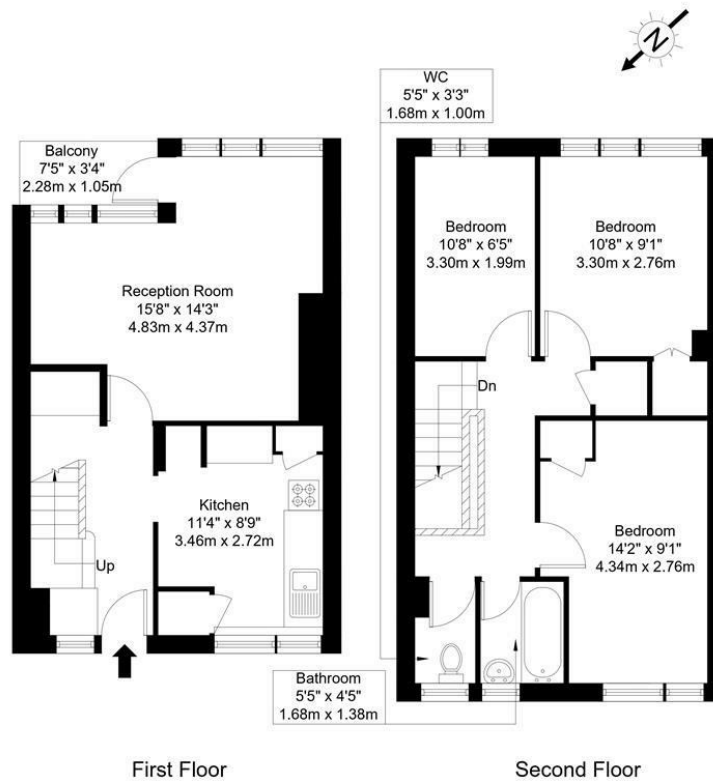


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Approx Gross Internal Area = 77.4 sq m / 833 sq ft

Balcony = 2.39 sq m / 25 sq ft

Total = 79.76 sq m / 858 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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