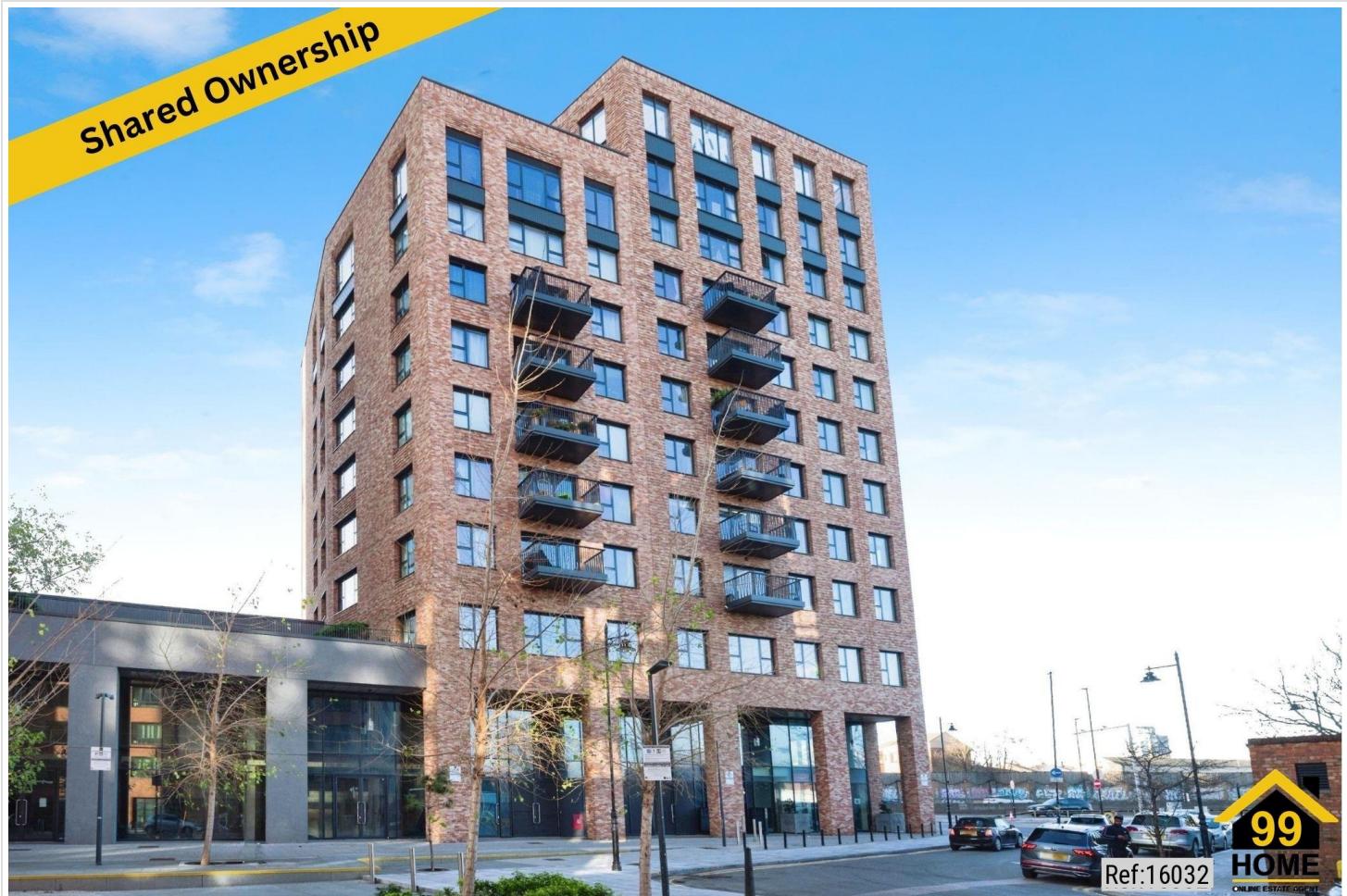


2 Bed Apartment In Headwater Point 2 Dipper Drive, London, E3 3YQ £125,000





SHORT DESCRIPTION

Property Ref: 16032 We are pleased to present an exceptional Apartment located at Headwater Point, London, E3. This wonderful residence boasts 2 bedrooms, 2 bathrooms, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Terrace. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. The property is superbly positioned with excellent local amenities, including nearby convenience stores and a Tesco Superstore located less than fifty metres away. Bromley by Bow Underground Station, served by the District and Hammersmith and City lines, is within one hundred metres, with additional DLR connections available at Devons Road, Bow Church and Pudding Mill Lane, all within comfortable walking distance. The surrounding area benefits from an increasing choice of cafes, public houses and restaurants, and provides easy access to Canary Wharf, Stratford and Hackney Wick. Well-regarded schools in the vicinity include Clara Grant, Malmesbury and Wellington primary schools, with Bow School providing secondary education. Residents can also enjoy nearby green spaces such as Langdon Park, along with convenient cycling routes leading to Victoria Park and the Queen Elizabeth Olympic Park. Property Type: Apartment Full selling price: £500000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £125000.00 Monthly rent based on 25% share: £1000.33 Remaining lease (In Years): 986 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £3125.76 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

2

Bath Room(s)

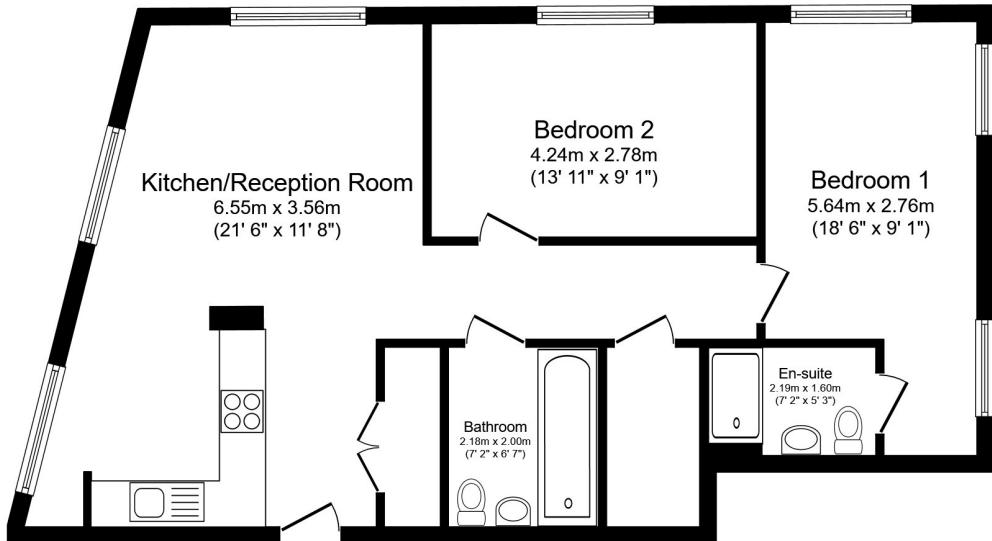
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 72.5 sq.m. (780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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