

2 Bed Flat In Bellmaker Court 136 St Pauls Way, London, E3 4AD

£375,000





SHORT DESCRIPTION

Property Ref: 17644 GUIDE PRICE £375,000-£400,000 Occupying the top third floor of a secure gated development, this bright, spacious dual-aspect apartment is owner-occupied and immaculately maintained. Offering two generous bedrooms and two bathrooms, it also benefits from exceptional storage, a private balcony, residents' parking and a low annual service charge of approximately £1.6k. The open-plan reception room and contemporary fitted kitchen create a light-filled space for everyday living and entertaining. The kitchen features recently upgraded integrated appliances, while attractive wood flooring complements the modern interiors. Both bedrooms are well proportioned; the principal bedroom features an en-suite shower room, while a separate family bathroom includes a bath. A particular highlight is the unusually generous storage space. Further benefits include gas central heating with a recently installed boiler and a very quiet top-floor setting with no neighbours above. LOCATION Conveniently situated for Mile End Underground (~15 minutes; Central, District and Hammersmith & City lines), Devons Road DLR (10 minutes), as well as Elizabeth Line and Canary Wharf Underground within walking distance, the apartment offers excellent connections to Central London, the City and Canary Wharf. The neighbourhood has a good selection of shops, cafés, pubs and gyms, including a local neighborhood bakery (the popular e5 Poplar Bakehouse). Nearby Bartlett Park (5 minutes away), Mile End Park, Regent's Canal and Limehouse Cut provide green spaces and scenic waterside routes for walking, running and cycling. Property Type: Flat Full selling price: £375000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 106 Yearly Ground Rent Cost: £100.00 Yearly Management Cost: £1619.00 Council tax band: D EPC rating: C Measurement: 721.182 sq.ft. Outside Space: Balcony Parking: Allocated, Gated Heating Type: Central, Double Glazing, Eco Friendly, Gas Central Heating, Gas Chain Sale or Chain Free: chain free Possession of the property: self-occupied -----

2

Bed Room(s)

2

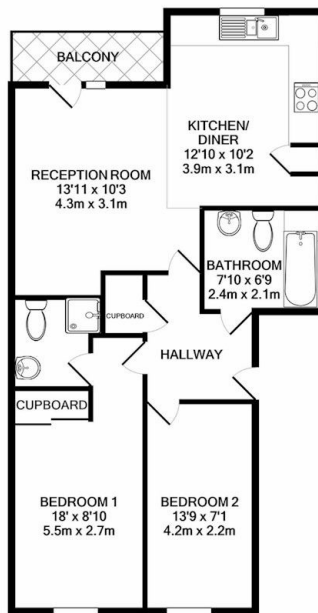
Bath Room(s)

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 APPROX. FLOOR AREA 663 SQ. FT. (61.6 SQ.M.)

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SURVEY, ENGAGEMENT AND FILE WITH AN AD TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, DISTANCES OR MEASUREMENTS QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR SET THE BASIS OF ANY SALE OR LET.
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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.

Property type	Top-floor flat
Total floor area	67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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