



## Hamlets Way, London, E3 4TZ

### Offers in excess of £400,000

Sandra Davidson are pleased to offer an opportunity to acquire this good size two bedroom purpose built flat situated within close proximity to Mile End underground station, Queen Mary University, local shops and amenities. The property benefits from two bedrooms, living room, modern fitted kitchen, family bathroom, communal gardens, views of the Olympic stadium and comprises:-

- Two Bedrooms
- Living Room
- Modern Fitted Kitchen
- Family Bathroom
- Double Glazing
- Central Heating
- Communal Gardens
- Close to Mile End Station
- Views of Olympic Stadium





## COMMUNAL ENTRANCE

Via communal door with secure entry phone system to communal entrance hall with stairs and lifts rising to 10th floor with own front door to;

## ENTRANCE HALLWAY

With laminate wooden flooring, radiator with cover, door to large storage room, further doors to bedrooms, kitchen and living room.

## BEDROOM ONE

Double glazed window to rear with radiator under, laminate wooden flooring, fitted wardrobes.

## BEDROOM TWO

Double glazed window to rear with radiator under, laminate wooden flooring, fitted wardrobes.

## LIVING ROOM

Double glazed window to rear with radiator under, laminate wooden flooring, glass aspect feature wall to hallway.

## KITCHEN

Fitted wall and base units, work surface, single bowl single drainer stainless steel sink unit, space for gas oven with extractor hood over, plumbing for washing machine, partly tiled walls, tiled flooring, double glazed window to flank.

## BATHROOM

White suit comprising panelled bath with shower attachment, glass shower screen, pedestal wash hand basin, fully tiled walls, tiled flooring, built in storage cupboard.

## SEPARATE WC

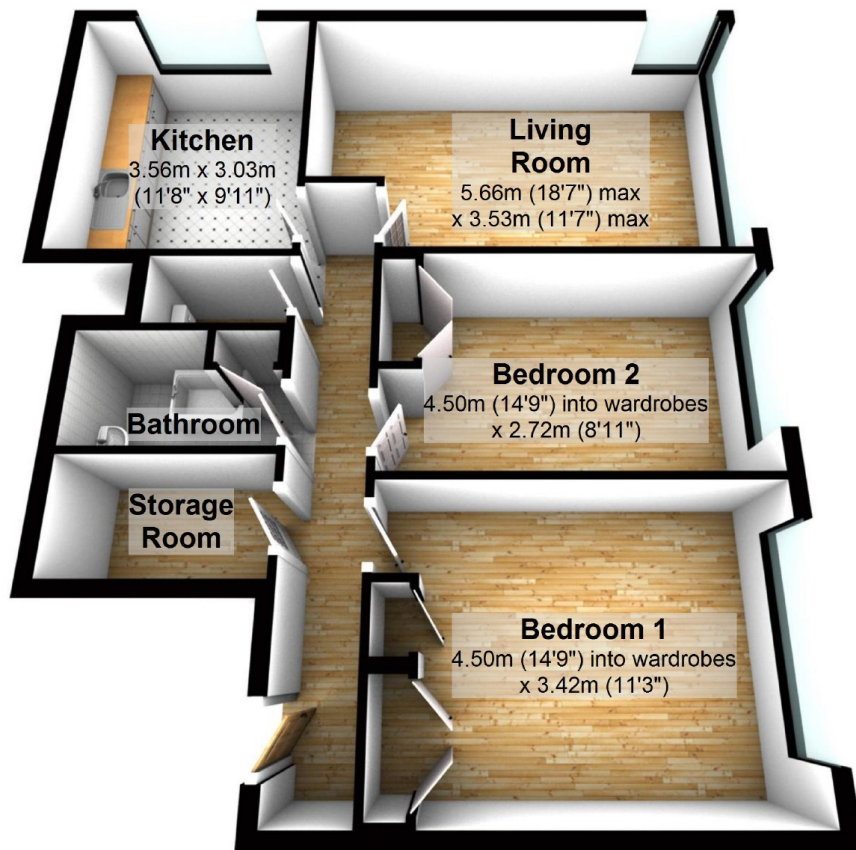
Low level wc, fully tiled walls, tiled flooring, wall mounted hand wash basin.





## Ground Floor

Approx. 74.5 sq. metres (802.1 sq. feet)



Total area: approx. 74.5 sq. metres (802.1 sq. feet)

This plan is for illustration purposes only and may not be representative of the property Plan created by Sandra Davidson Estate

Agents [www.sandradavidson.com](http://www.sandradavidson.com)

Plan produced using PlanUp.