

INNER CITY ESTATES

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Lovely Two-Bedroom Flat

Few Minutes' Walk to Mile End Station

Offered Chain Free

Secure parking

Modern fitted kitchen

Close to Victoria park



Grove Road
London, E3 5DU

£425,000

Grove Road, E3

An excellent opportunity for first-time buyers, this well-presented two-bedroom, one-bathroom apartment on Grove Road, E3, is ideally located just a short walk from Mile End Underground Station.

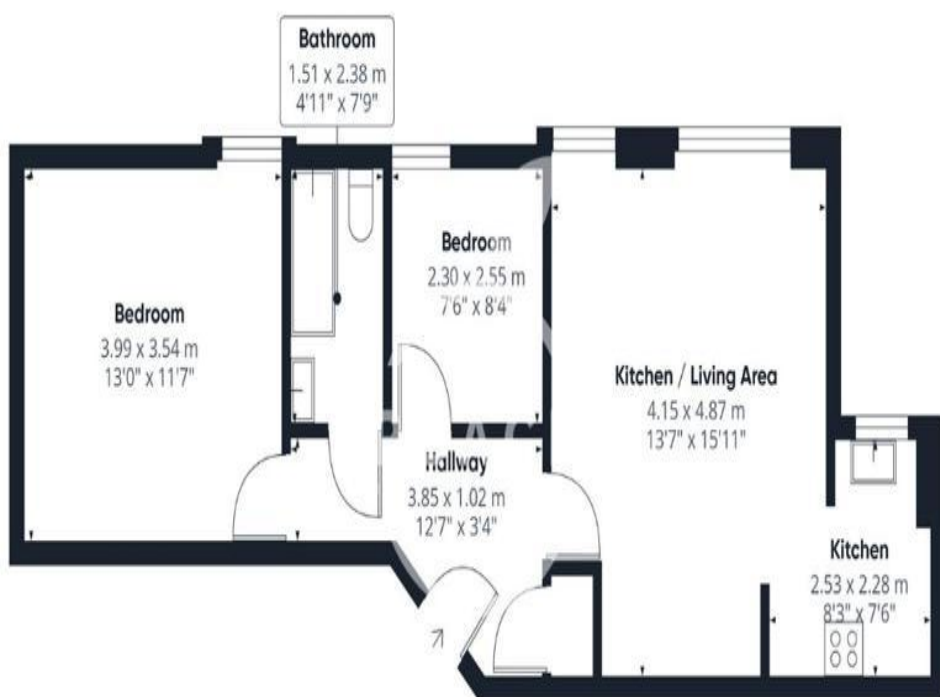
The property features a bright and spacious open-plan living area with a modern, fully fitted kitchen including integrated appliances such as a dishwasher, cooker, washing machine, fridge-freezer and built-in microwave.

There are two good-sized double bedrooms, a family bathroom and stylish décor throughout, complemented by easy-to-maintain laminate flooring.

A particular benefit is the private off-street parking space to the rear, a highly desirable feature for the area.

The location is excellent, with Mile End Underground Station, Victoria Park and Roman Road Market all within easy walking distance. There are also numerous bus routes nearby, including 24-hour services providing convenient access towards the City, Shoreditch and the West End.

Early viewing is highly recommended to appreciate the accommodation, location and parking on offer!



Approximate total area⁸
54.1 m²
584 ft²

Property Information:

Private off-street parking

99-year lease

Service charge: £2485.50

per annum

Ground rent: £300 per
annum

Council Tax Band: C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Scotland & Wales		England, Scotland & Wales	