



SMEED ROAD E3
1 bedroom apartment

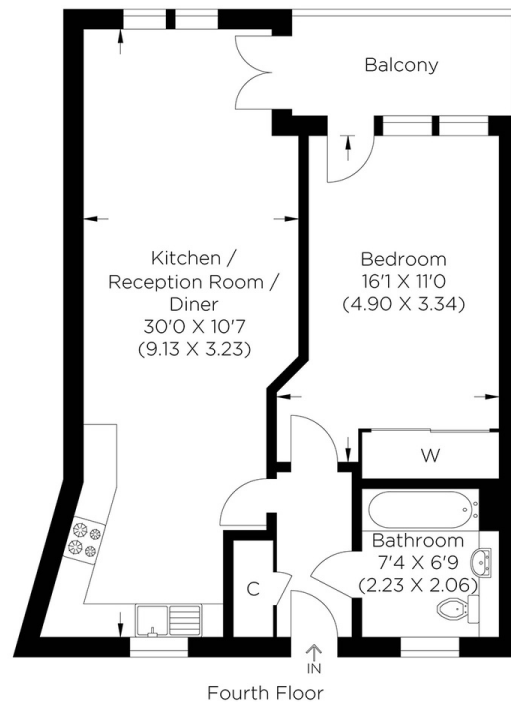
£425,000
SOLD



SMEED ROAD E3

We present a wonderful one-bedroom apartment with partial canal views on Smeed Road, Hackney Wick, E3. Within The Foundry development, the apartment is completely modern and has been kept in excellent condition allowing the new owners to move straight in with no work needed. The accommodation comprises a generously sized open-plan kitchen - diner - living area. The size of this space is exceptional, with the current owners having dining space, living room space and a spectacular desk at the rear, allowing you to overlook the canal whilst working from home. In addition, you have the private balcony (alongside the communal roof terrace for outside space), a sizeable double bedroom with built-in storage and a bathroom. This location is superb, and all amenities are within a stone's throw. These range from tube stations linking you across London to Queen Elizabeth Olympic Park and Westfield Shopping Centre. The wide variety allows you to explore all the local bars and restaurants.

Borough: Tower Hamlets* Council Tax: C* EPC: B Lease Term: 993 years* Service Charge: £1,800* Ground Rent: £150*
Nearest Station: Hackney Wick (0.27 miles) Material Information: www.alexneil.com/material-information



Approximate gross internal area
52.28 sq m / 562.73 sq ft



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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. *As advised by the owner. **Property sold subject to contract.

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2024 signifies our **40th Anniversary**, and we are immensely proud to have reached this impressive longevity milestone. In celebration, we launched an **exceptional promotion** for sellers, affording them increased marketing exposure for free!

40 years of expertise: With four decades of experience, we bring a wealth of knowledge and expertise. Our durability is a testament to the trust satisfied clients place in us. We understand the nuances of the diverse neighbourhoods we cover. Our local expertise allows us to provide tailored solutions, whether you're buying or selling, allowing you to move with confidence.



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