



SMOKE HOUSE E3
2 bedroom apartment

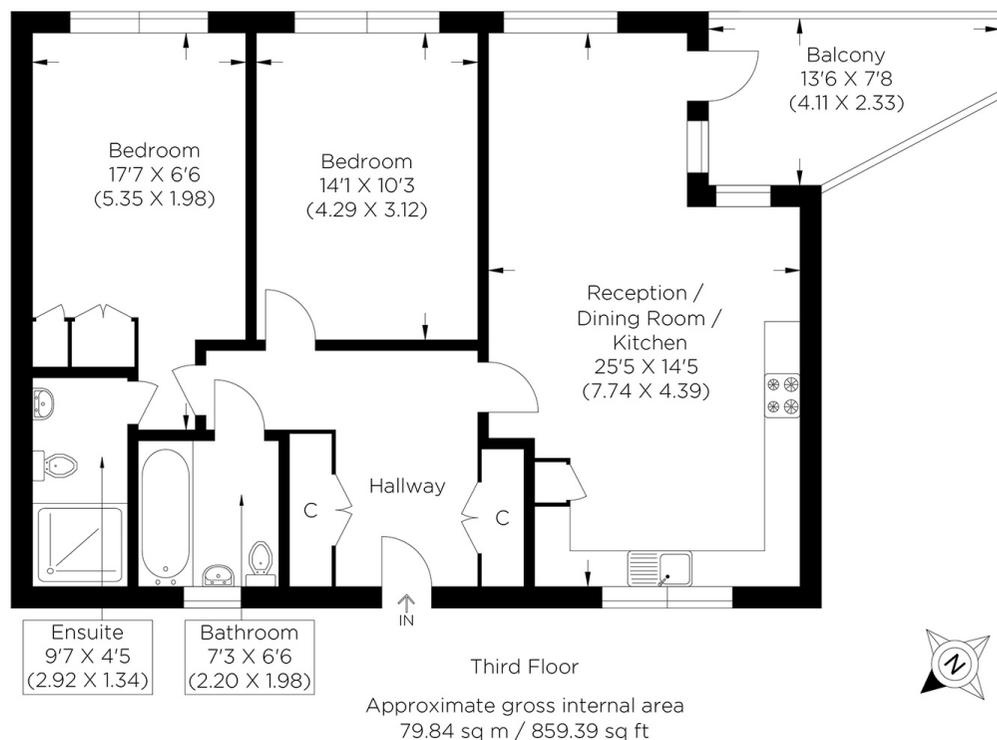
£600,000
SOLD



SMOKE HOUSE E3

A particularly generously sized two bedroom, two bathroom apartment in the sought after location of Smoke House, Remus Road, Fish Island, E3. The property is superbly maintained with a very well planned lay-out. Comprising of a larger than normal, open plan style kitchen - living - dining area giving access to the private balcony on one side of the apartment. On the other, you have the two double bedrooms with en-suite to master, the family bathroom and the hallway with much storage in-between. Completed to a very high spec, which has been sustained by the current owners, such as underfloor heating and built in Sonos surround sound to give a few examples. The location is hugely popular with all the local, independent cafes, coffee shops, bars and restaurants. Slightly further a field but still with-in walking distance you have Hackney Wick Overground Station and easy access to Stratford and The City.

Borough: Tower Hamlets* Council Tax: D* EPC: B Lease Term: 245 years* Service Charge: £2,900* Ground Rent: £350*
Nearest Station: Hackney Wick (0.29 miles) Material Information: www.alexneil.com/material-information



Canary Wharf & Docklands Office
2 Westferry Road, Canary Wharf, London E14 8JT

t: 020 7537 9859 e: canarywharf@alexneil.com

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.

ALEX NEIL

ESTATE AGENTS SINCE 1984

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.



ALEX NEIL

ESTATE AGENTS SINCE 1984

www.alexneil.com