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# Spectacle Works, Jedburgh Road, London E13 9LX

Guide Price £300,000 - £325,000

In the vibrant heart of London, this charming ground floor apartment at Jedburgh Road offers a unique blend of modern living and historical character. This converted warehouse boasts high ceilings that create a spacious and airy atmosphere, perfect for both relaxation and entertaining.

The property features a well-appointed reception room that serves as a welcoming space for guests, while the bedroom provides a comfortable retreat. The bathroom is thoughtfully designed, ensuring convenience and style.

The apartment's conversion from a warehouse adds a distinctive touch, showcasing the building's rich history while incorporating contemporary comforts.

One of the standout features of this property is the allocated parking space, a rare find in the bustling city, providing ease and accessibility for residents. Built in 1999, the apartment combines modern construction with the charm of its converted origins, making it an ideal choice for those seeking a unique living experience.

Whether you are a first-time buyer or looking to invest in a rental property, this apartment offers a fantastic opportunity to enjoy city living in a stylish and practical setting. With its prime location and appealing features, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this delightful apartment your new home.

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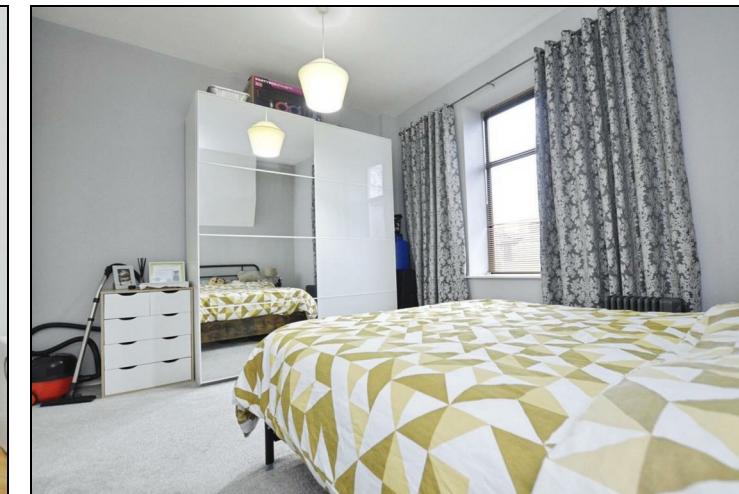


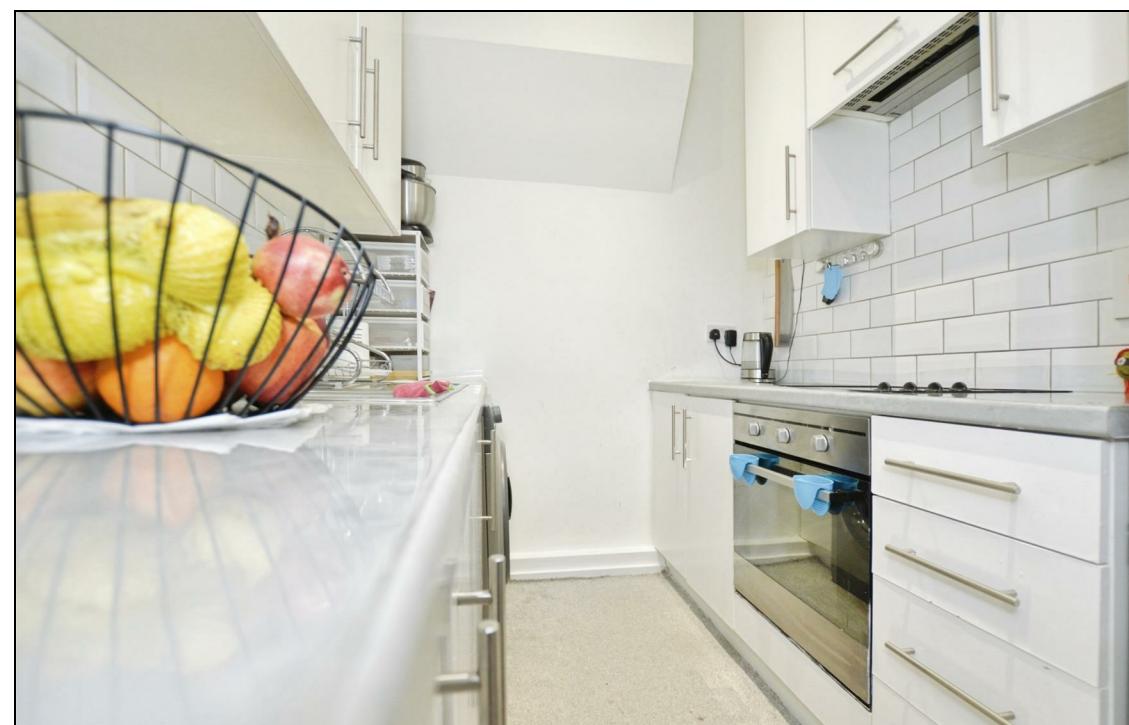
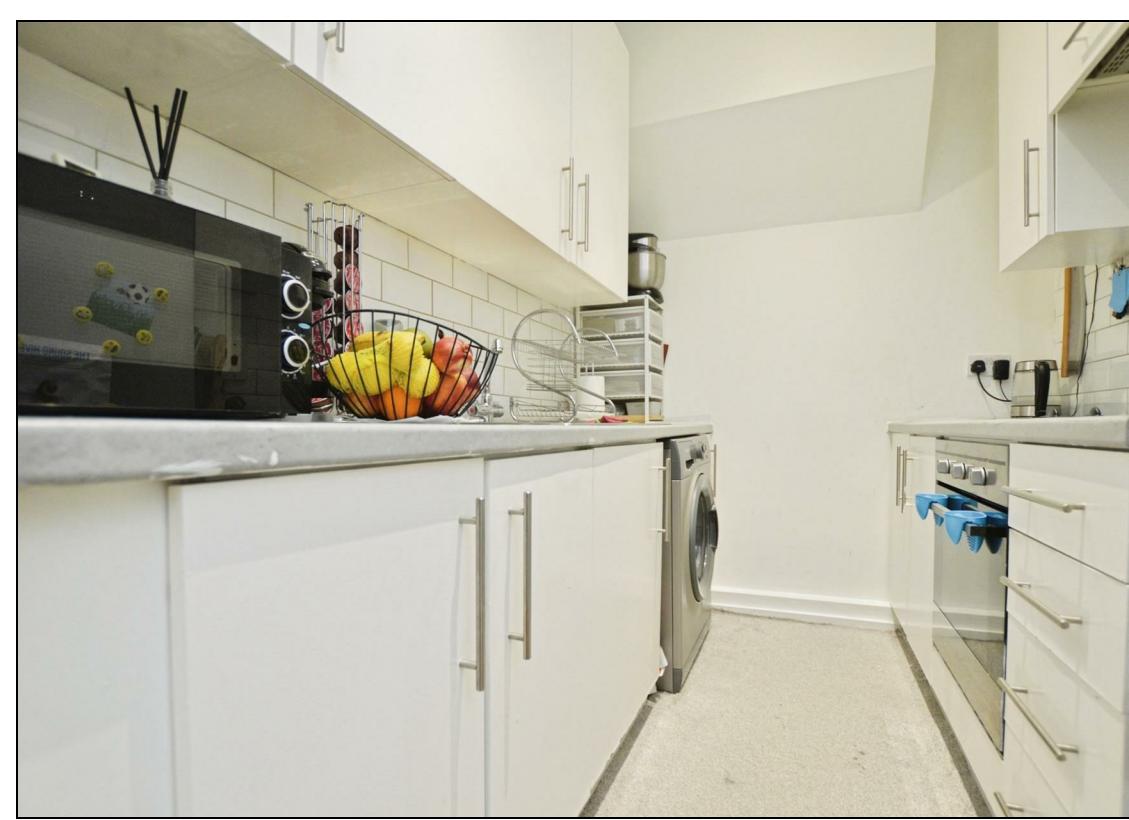
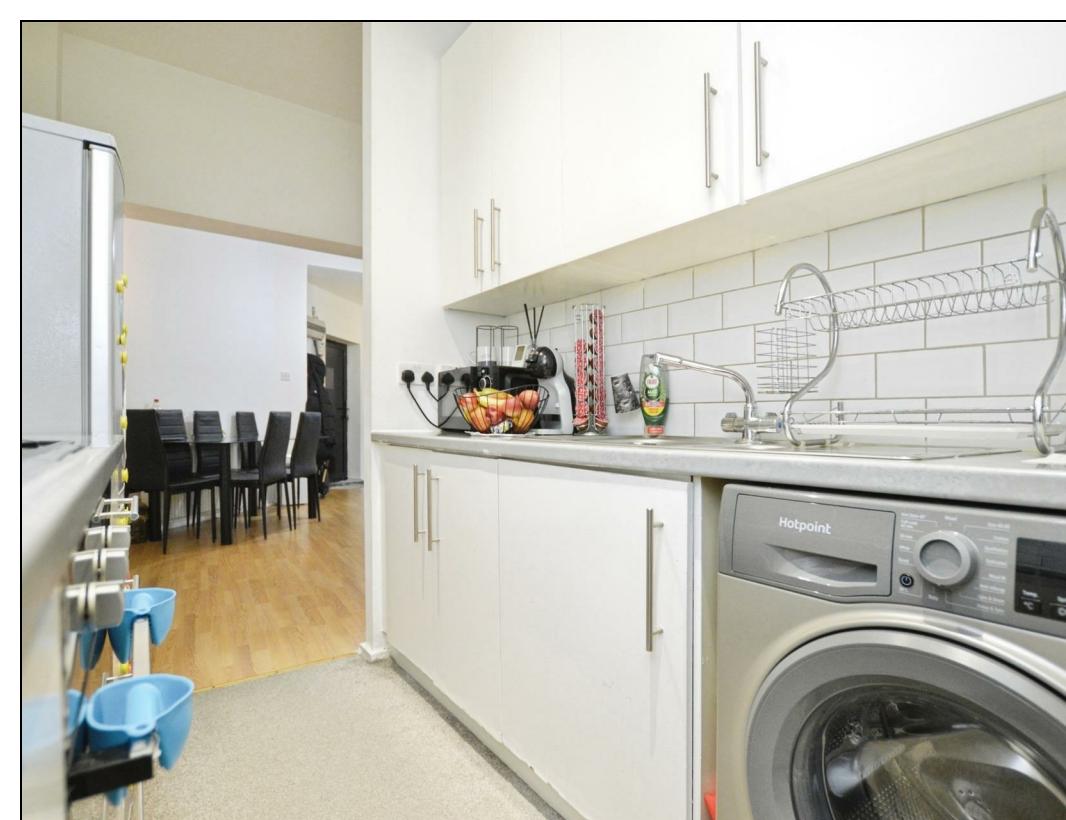
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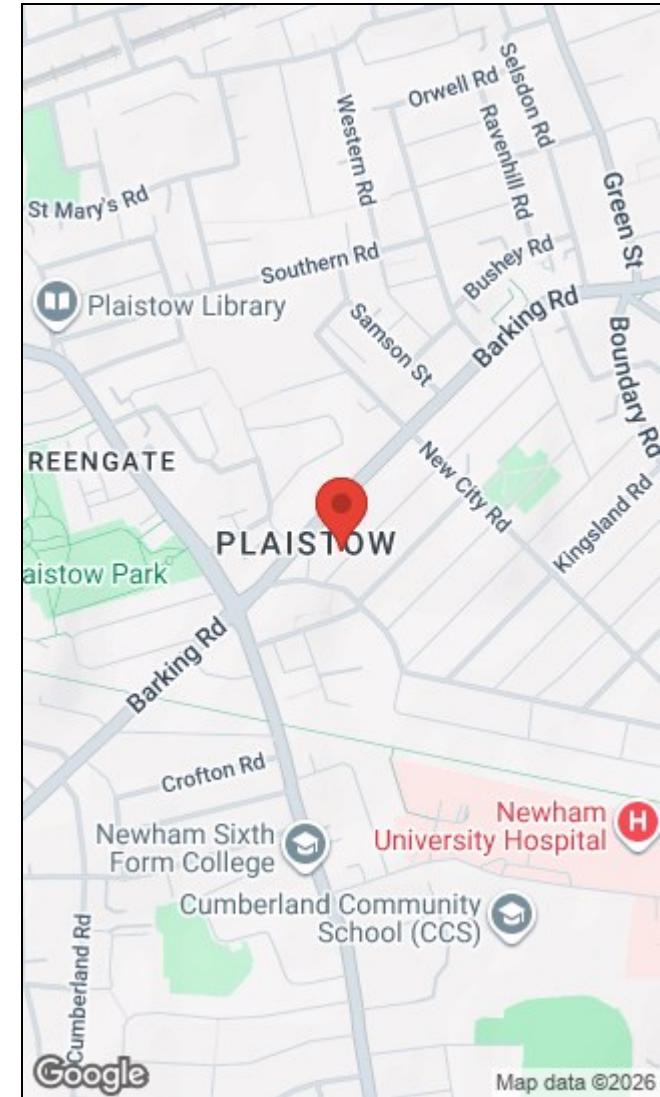
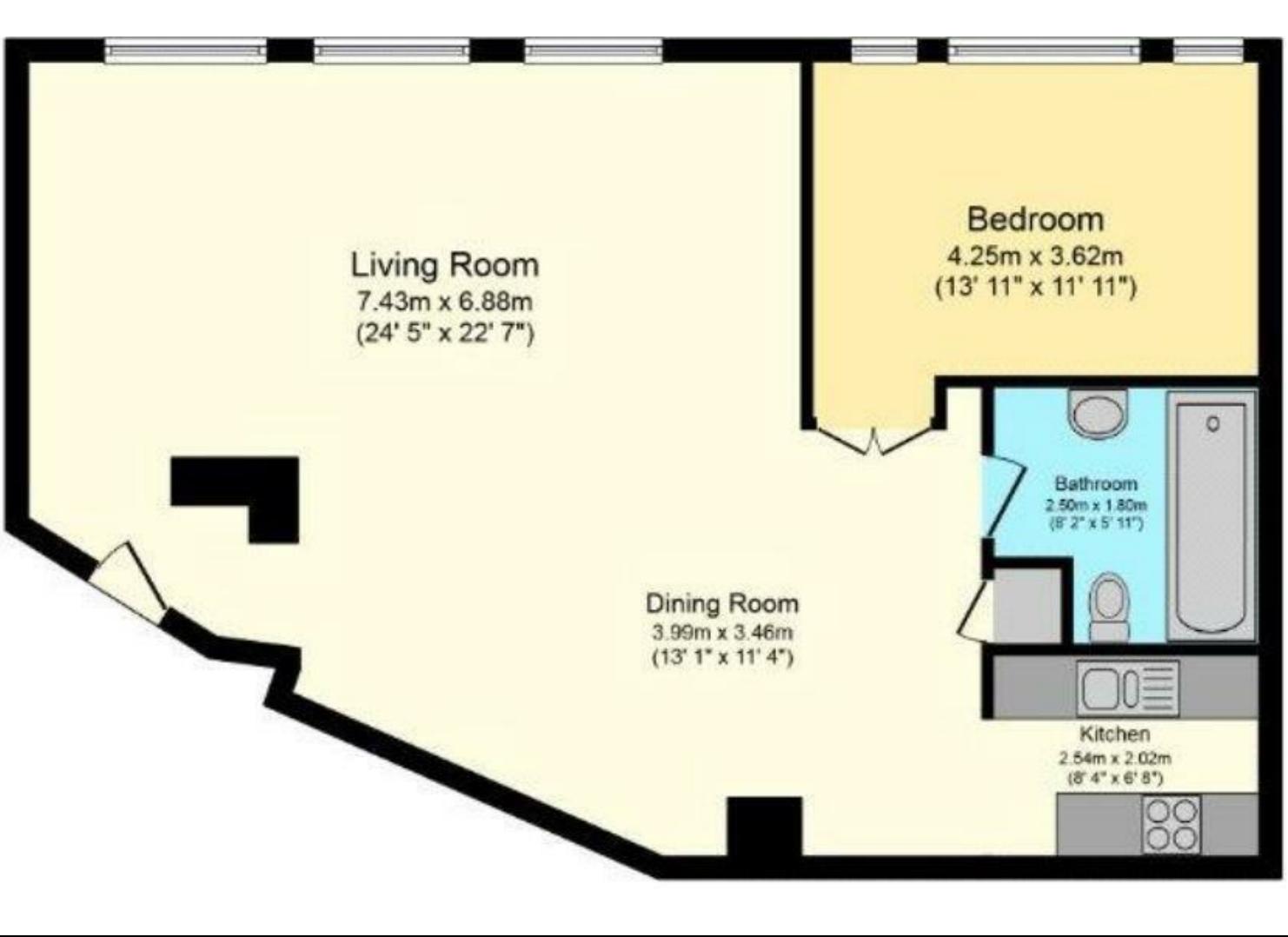


## KEY FEATURES

- Spacious 1-bedroom apartment
- High ceilings for airy feel
- Ground floor convenience
- Converted warehouse charm
- Allocated parking included
- Modern bathroom design
- Open-plan reception room
- Prime London location
- Close to transport links
- Chain Free







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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