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Spectacle Works, 1a Jedburgh Road, London, E13 9LX

Guide Price £325,000 - £350,000



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This charming first-floor flat offers a unique blend of modern living and historical character, having been thoughtfully converted from a former sweet factory. Featuring windows that flood the space with natural light and high ceilings that enhance the airy atmosphere.

With two well proportioned bedrooms, the heart of the flat is its open-plan living, kitchen, and dining area, which creates a spacious and inviting atmosphere perfect for entertaining or relaxing after a long day. The design maximises natural light, enhancing the warm and welcoming feel of the space. The contemporary kitchen is equipped with modern appliances, making it a joy to cook and dine in.

There is also a well-appointed bathroom, ensuring convenience and comfort. Additionally, the property benefits from an allocated parking space, a rare find in this bustling part of London.

Within close proximity to Upton Park and Plaistow stations, providing excellent transport links to the rest of the city. For those who enjoy the outdoors, the green open spaces of Plaistow Park are just a short stroll away, offering a perfect escape for leisurely walks or picnics.

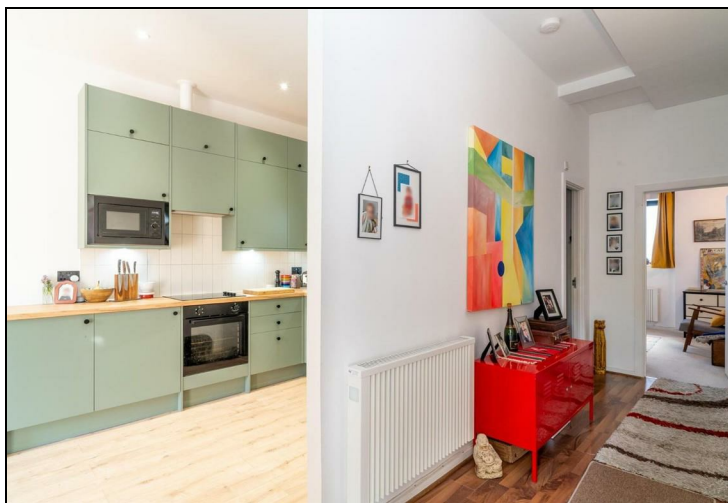
This property presents a wonderful opportunity to own a piece of London's history while enjoying the comforts of modern living. Don't miss the chance to make this delightful flat your new home.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345
plaistow@hunters.com | www.hunters.com



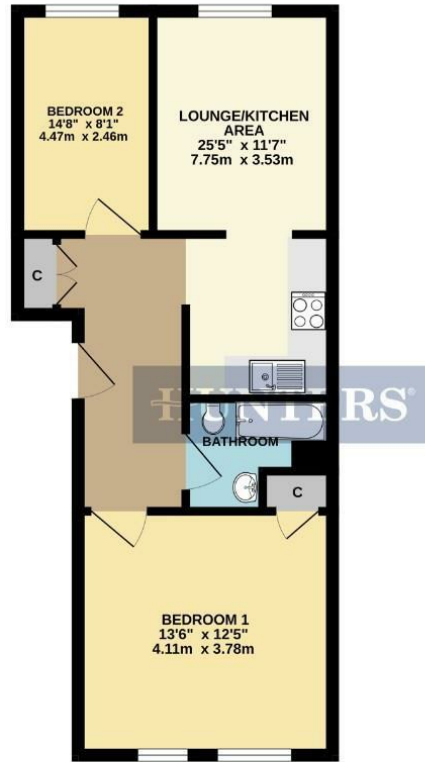
KEY FEATURES

- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINING AREA
- BATHROOM
- LARGE WINDOWS AND HIGH CEILINGS
- ALLOCATED PARKING SPACE
- LOCATED FOR UPTON PARK AND PLAISTOW STATIONS
- GREEN OPEN SPACES OF PLAISTOW PARK



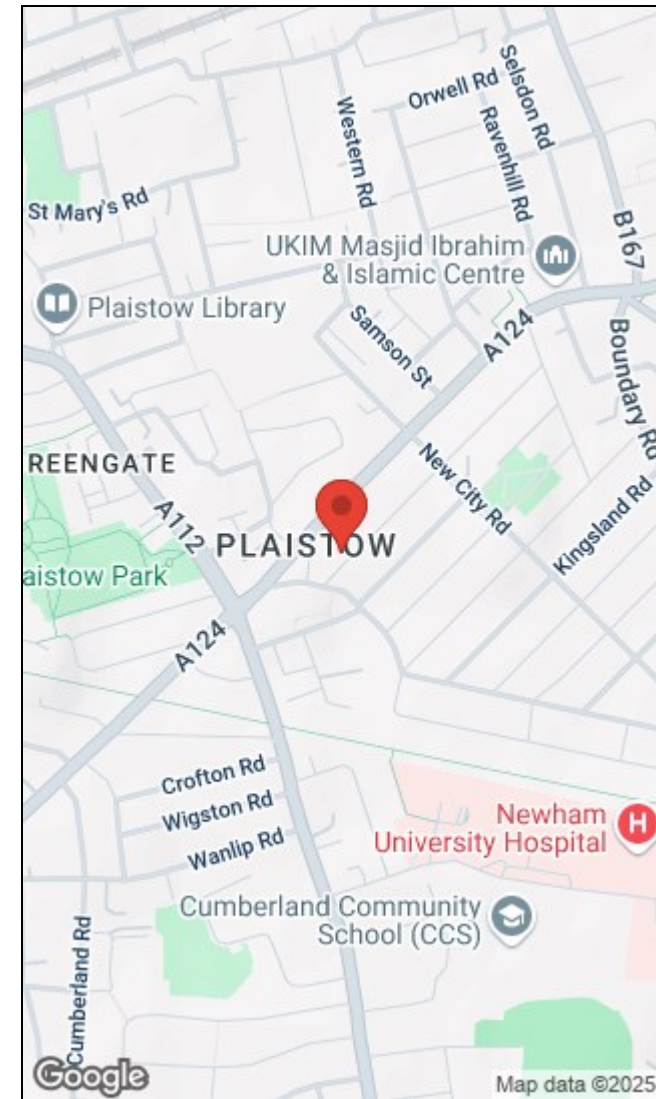


FIRST FLOOR
730 sq. ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq. ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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