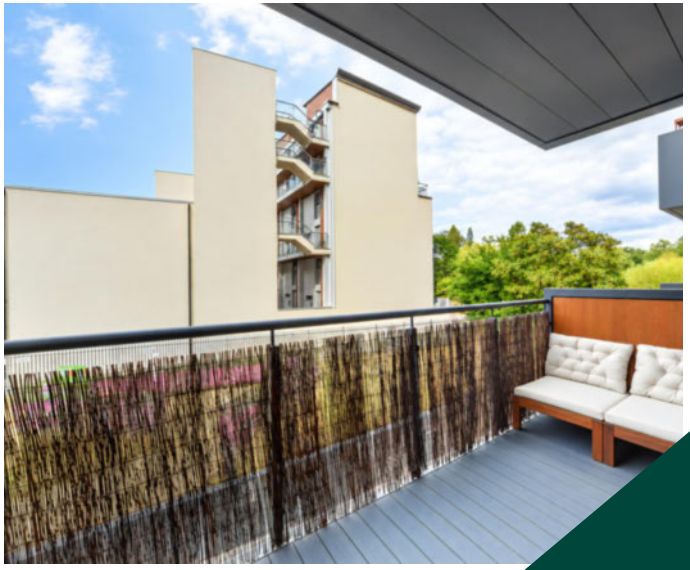






Titanium Point, Sutton Wharf, Palmers Road, Bethnal Green, E2

Asking price **£499,950** | Leasehold

Chase Evans









Titanium Point, Sutton Wharf, Palmers Road, Bethnal Green, E2

- 2 Bedrooms
- 2 Bathrooms
- 1 Reception
- Balcony
- Local Amenities
- Nearby Green Spaces
- Off-Street Parking
- 0.3 MI Bethnal Green
- Shared Concierge Service



A beautifully presented two-bedroom, two-bathroom apartment with private balcony space, extending to approximately 758 sq. ft., set within the sought-after Titanium Point building as part of Sutton Wharf, Bethnal Green, E2.

Presented in excellent condition throughout, this impressive apartment offers generous proportions and a well-balanced layout, providing a comfortable and stylish home in one of East London's most desirable and well-connected locations.

The principal living accommodation provides an excellent space for both relaxing and entertaining, with direct access to a private balcony, an appealing extension of the living space and a perfect spot for morning coffee, evening drinks or simply enjoying some fresh air. In addition to this space, there is a residents' terrace which provides a wonderful outdoor retreat overlooking the tranquil canal.

The property features two well-proportioned bedrooms as well as two bathrooms, one of those being an ensuite connected to the master bedroom. The additional ensuite allows the main bathroom to act as a family bathroom, guest bathroom or simply an additional bathroom perfect for sharers.

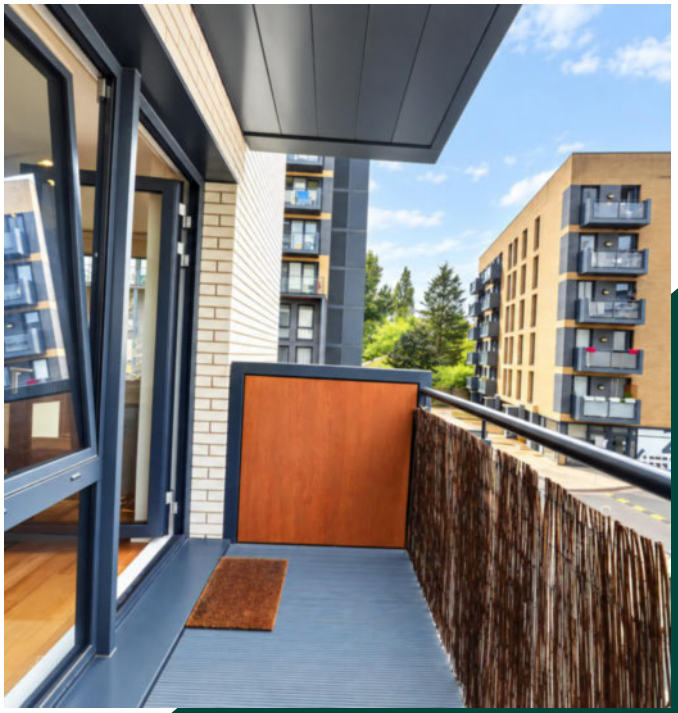
A major benefit is the secure allocated parking, providing valuable private parking within the development, a particularly attractive feature for London buyers.

Residents have access to a shared concierge service located at Regalia Point, providing added convenience and a welcoming level of service.

The apartment is situated within easy reach of the vibrant amenities of Bethnal Green, Shoreditch and the City, with an excellent selection of independent cafés, restaurants, bars, shops and leisure facilities nearby.

The strong transport connections also provide convenient access to the wider capital. Bethnal Green station is located 0.7 miles away offering the Central line and Mile End station is also 0.7 miles away offering Central, Circle, District and Hammersmith & City lines. Bus connections are also in abundance for shorter journeys.

The surrounding area combines the convenience of urban living with opportunities to unwind with Regent's Canal towpaths on your doorstep in terms of water offering whilst Victoria Park offers 213 acres of green space making it one of London's largest public parks.



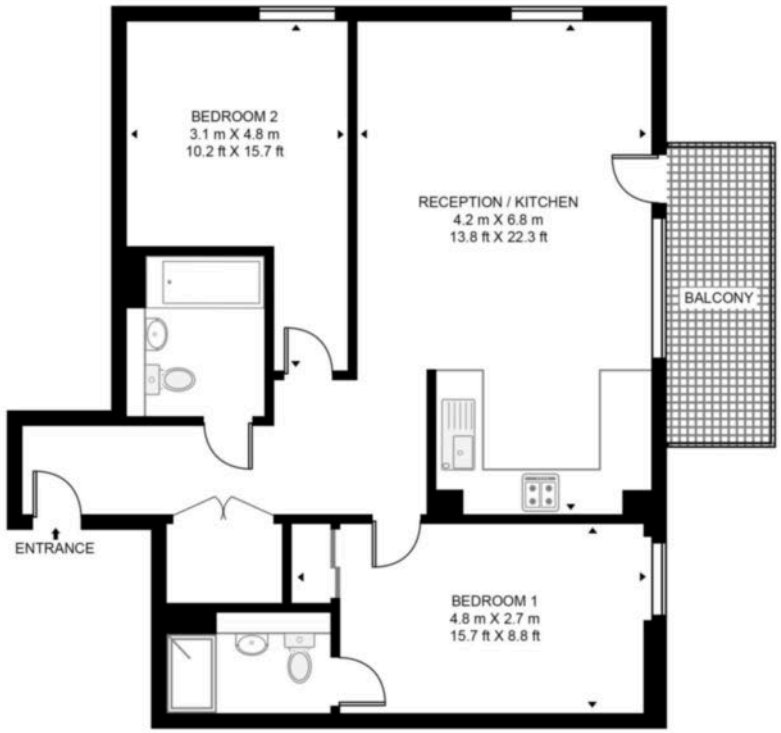
Tenure:	Leasehold (113 years remaining)	**Local Authority:**	Tower Hamlets
Ground Rent:	£400 p.a.	**Council Tax Band:**	D
Service Charge:	£2,950 p.a.	**EPC:**	C

Floorplan

758 sq ft | 70.4 sq m

TITANIUM POINT, E2

APPROXIMATE GROSS INTERNAL FLOOR AREA 758 SQ.FT (70.4 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

City & Aldgate
122 Whitechapel High Street, London, E1 7PT

Sales
020 7488 2777 | city.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

chaseevans.com

Chase Evans