



Finsbury Park Lettings, 8 Blackstock Road, London N4 2DL

T 020 7704 5777 E finsburylet@ludlowthompson.com W www.ludlowthompson.com

SPECTACLE WORKS PLAISTOW



LET

REF: 714209

1 Bed, Warehouse Style Apartment, Shared Balcony, 1 Secured Parking Space

Situated on Top Floor - Secure Parking Space - One Double Bedroom - Loft-type Apartment - Former Factory Conversion - Intercom Entryphone

The Spectacle Works, Jedburgh Road, E13. One double bedroom apartment on the top floor of this former factory conversion in the heart of Plaistow. Originally the building was believed to be a tram depot; then a sweet factory after the war and finally a carpet warehouse before its conversion in 1999. The accommodation is spacious at 660 sq ft, the current owner having sympathetically installed a partition and glass brick feature to maximise the available light. To one end of the unit is a fitted... [continued below](#)

Train/Tube - Upton Park, Prince Regent, West Ham, Plaistow, Canning Town

Tenure - Leasehold

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Kitchen



Dining Area



Living Area



Bedroom



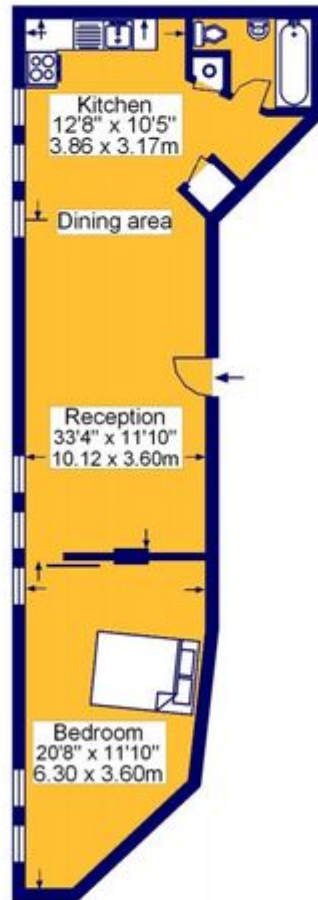
Reception



Spectacle Works



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Approx. Gross Internal Area
660 sq. ft. / 61.26 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
THESE DRAWINGS ARE SET OUT AS A GUIDE LINE ONLY
AND SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF FACT
Drawing No. DSS305 © www.rainydaydesign.co.uk

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Kitchen - 3.17m x 3.86m (10' 4" x 12' 7")

Dining Area

Living Area - 3.60m x 10.12m (11' 9" x 33' 2")

Bedroom - 3.60m x 6.30m (11' 9" x 20' 8")

Note: The dimensions to this room are 'at maximum' points. As the sleeping area is triangular in shape, please refer to the floorplan or take your own measurements when making calculations for furniture.

Tenure Details

Tenure - Leasehold

Lease Length - years



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Lettings Office quoting 714209

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.