hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS

REGALIA POINT, PALMERS ROAD E2

£425,000 L/H

- Chain free
- Concierge service
- Large private balcony
- Allocated underground car parking
- EWS1- A1 Rating
- Canal side setting with stunning views

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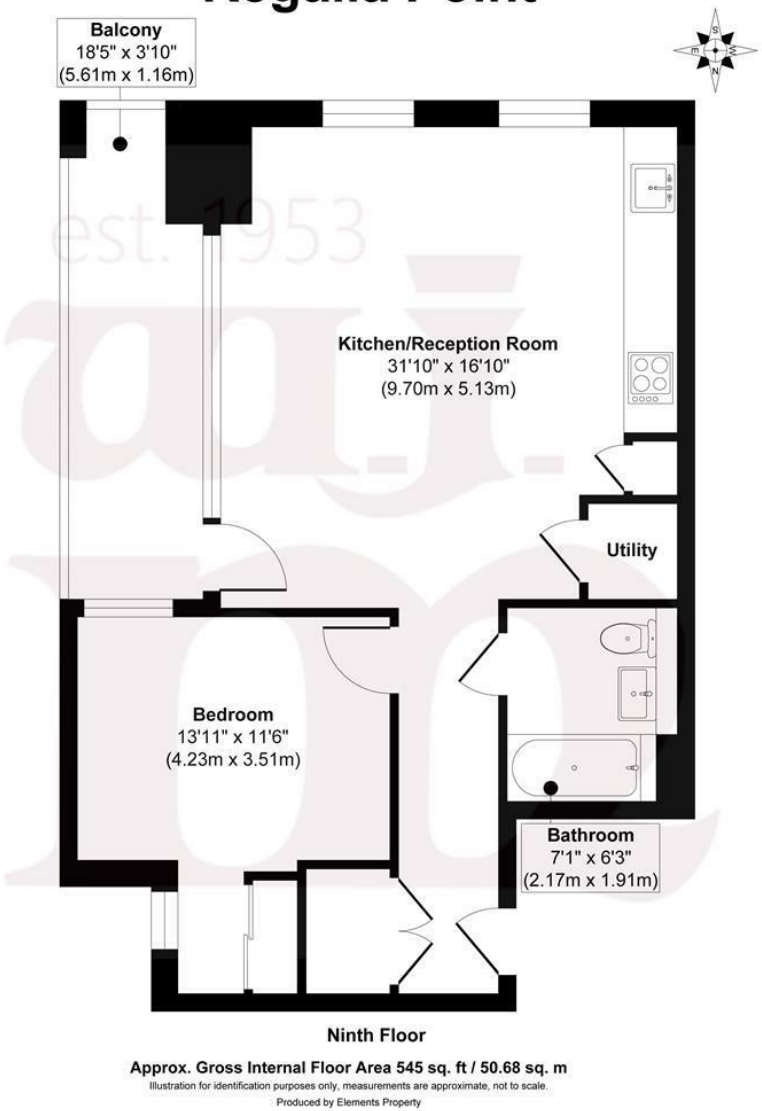
Regalia Point



Ninth Floor

Approx. Gross Internal Floor Area 545 sq. ft / 50.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

WJ Meade are delighted to present this stunning one bedroom apartment on the penultimate floor of Regalia Point, a luxury modern development alongside the Regents Canal. The property affords a far reaching panorama across East London taking into the various parks, waterways and array of architecture including the Canary Wharf cityscape. The accommodation is arranged over 545sq ft with an open plan fitted kitchen to reception room with adjoining balcony, luxury bathroom suite, utility cupboard and bedroom with dressing area. Located in between Mile End Park and Meath Gardens, with Victoria Park just a short walk away.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £2,586.78 pa
Ground rent £350 pa
115 years lease
Council tax band C
Current EPC Rating 76
Tenure: Leasehold

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