



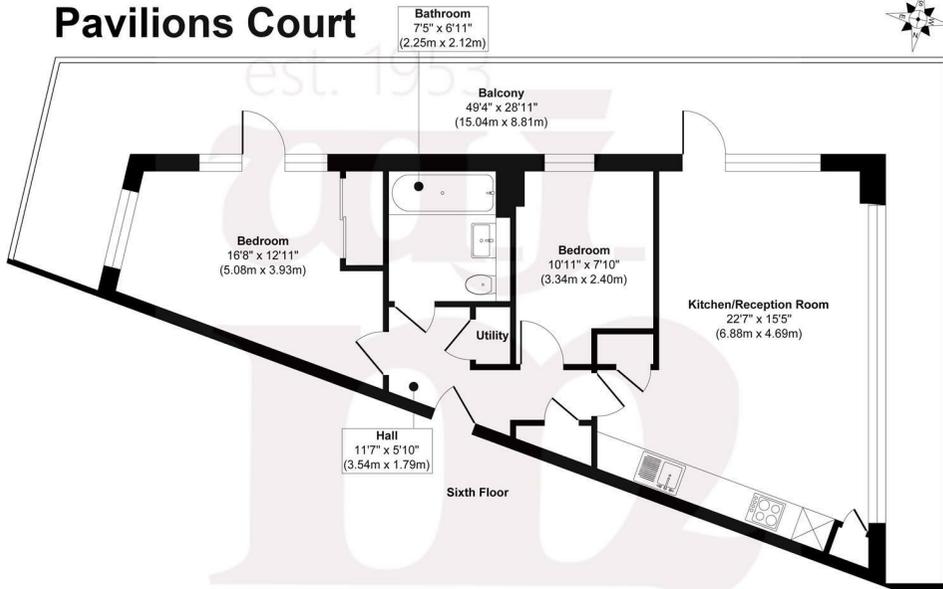
COOKS ROAD, STRATFORD E15

£425,000

- Chain free
- Concierge
- Wraparound roof terrace
- Residents gym
- Penthouse apartment
- EWS1 compliant

wj.
meade

Pavilions Court



Approx. Gross Internal Floor Area 627 sq. ft / 58.34 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are excited to present this stunning penthouse apartment in Pavilions Court, part of the Legacy Wharf development in a rapidly transforming neighbourhood on the fringes of the Queen Elizabeth Olympic Park and a short riverside walk from the eclectic amenities of Hackney Wick. Catering ideally for the modern urban lifestyle with a light-filled open plan kitchen/reception, stylish bathroom suite, master bedroom with fitted wardrobes and a second bedroom perfect as a dedicated work from home space. The crowning jewel is the amazing roof terrace with encases the apartment and affords dramatic panoramic views. The interior design is high-end contemporary and further conveniences for residents include a concierge lobby and on-site gymnasium.

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 £3,512.84 pa
Ground rent £350 pa
991 years lease
Council Tax Band D
Current EPC Rating 82
Tenure: Leasehold

