

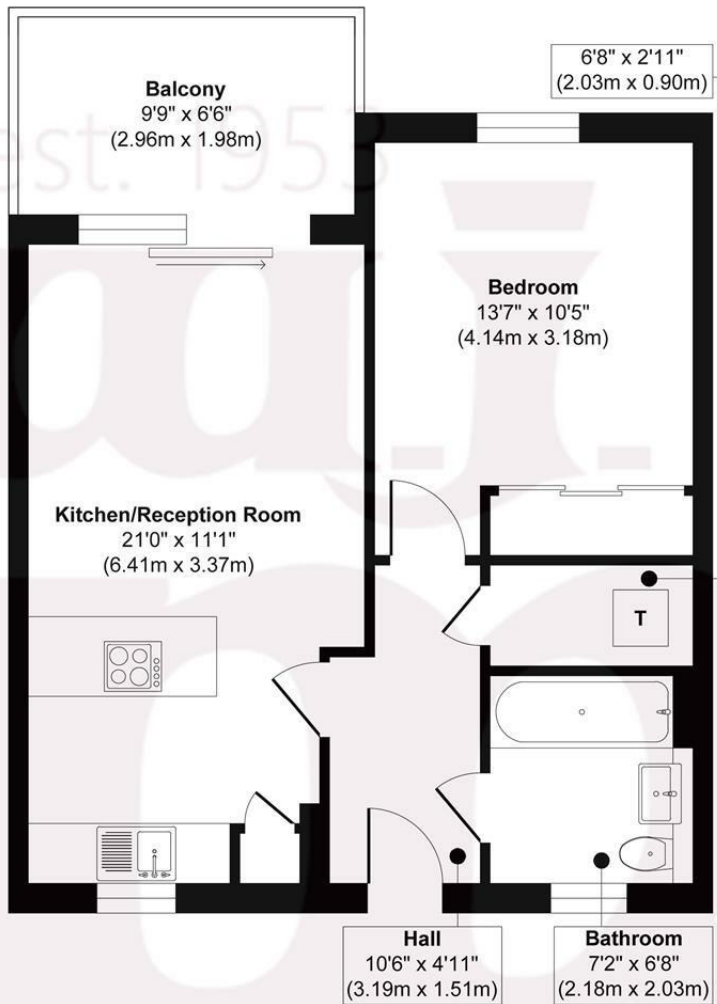


FIELDER APARTMENTS, E3

OIEO £325,000 L/H

- Resident's roof terrace with stunning views
- Secure communal bicycle store
- Ideal starter home
- 236 year lease
- Fantastic transport links into The City and Canary Wharf
- East to West aspect

wj.
meade



First Floor

Approx. Gross Internal Floor Area 494 sq. ft / 45.94 sq. m

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

Produced by Elements Property



WJ Meade are pleased to present this stylish modern apartment on the first floor of a modern, private development. Arranged over 494sq ft with a dual aspect, open plan kitchen to reception and adjoining balcony which enjoys a peaceful outlook across the communal courtyard garden. Located on a residential setting just behind Mile End underground station with Mile End Park, the Regents Canal and Tower Hamlets Cemetery Park Nature Reserve close by, as well as the selection of shops, bars and cafes which all form part of a vibrant neighbourhood.

Service charge £2,052.04

Ground rent £250

250 years lease from 01.01.2012

Council tax band C

Current EPC Rating 77

Tenure: Leasehold



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.