



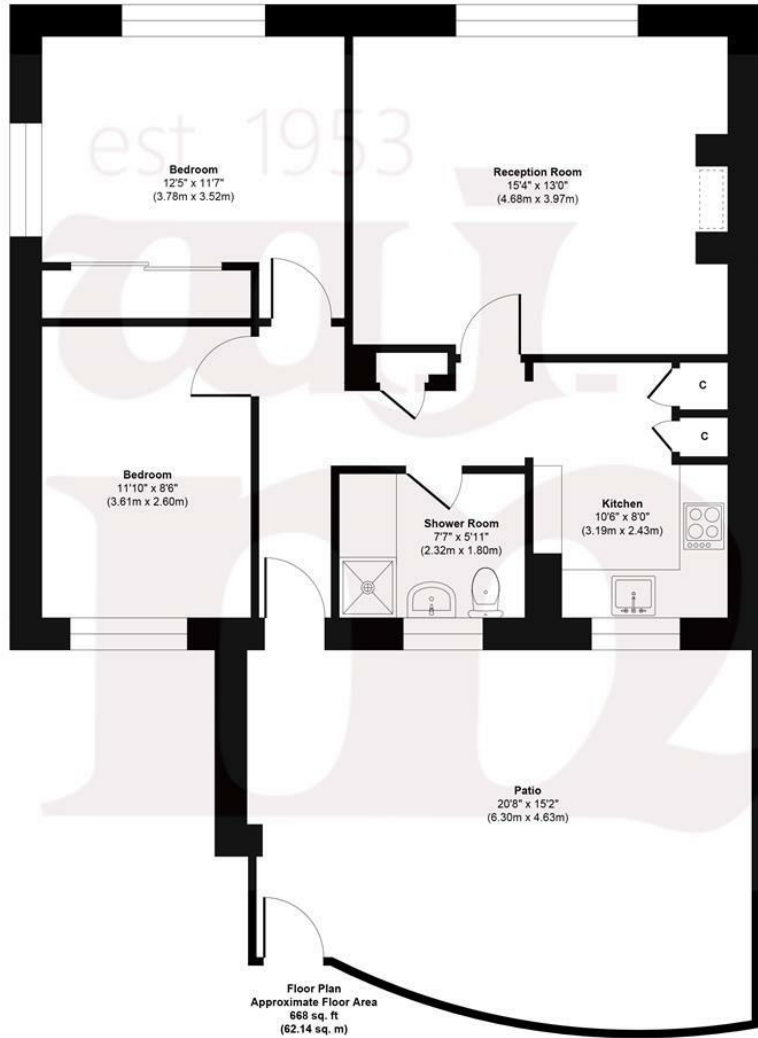
O'BRIEN HOUSE, E2

OIEO £400,000 L/H

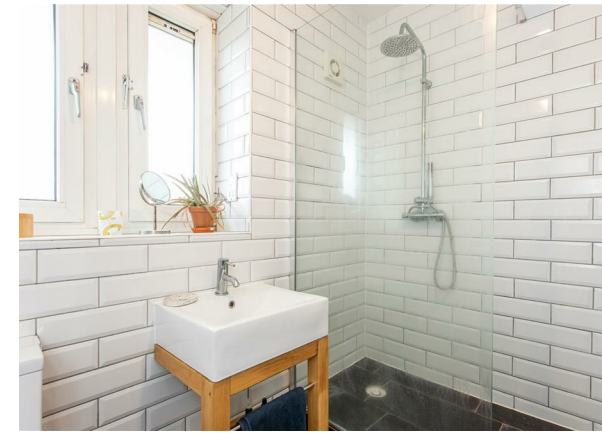
- 20ft private front garden
- 668sq ft / 62sq m
- Ideal starter home
- Chain free
- Stylish modern interiors
- Residents permit parking

wj.
meade

O'brien House



Approx. Gross Internal Floor Area 668 sq. ft / 62.14 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



WJ Meade are pleased to present this two double bedroom ground floor flat within a low-rise block. Starting with a private garden which is ideal for enjoying the late afternoon sun, the property has its own entrance from the street and is set back just off of Roman Road. Located close to Meath Gardens, The Regents Canal and Victoria Park.

Service charge £2,074.96 pa
 Ground rent £10.00 pa
 176 years lease
 Council tax band C
 Current EPC Rating 68
 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 WJ. Meade Estate Agents. All subject to contract and to being unsold.