



## HART YARD, E3

£399,995 L/H

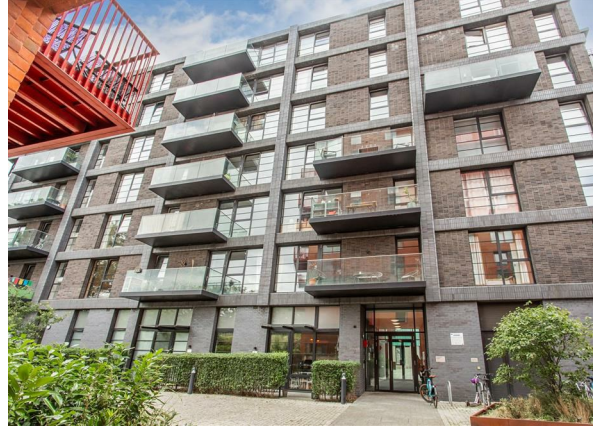
- 25 ft Private Patio
- EWS1
- 537 sq ft/ 50 sq m
- Low Service Charge
- Floor to Ceiling Crittall Style Glazing
- Open Plan Social Space

wj.  
meade

# Hart Yard



**Approx. Gross Internal Floor Area 537 sq. ft / 49.94 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 one bedroom apartment in a secluded position, with own private entrance, part of a modern development within the Fish Island neighbourhood. This rapidly transforming residential sector is ideally positioned for access into Victoria Park and Queen Elizabeth Olympic Park as well as the River Lea and Canal network, perfect for those seeking an active outdoor lifestyle whilst maintaining the transport infrastructure and amenities of a vibrant East London setting.

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 £1,120.16 pa  
 Ground rent £400 pa  
 119 years lease  
 Council tax band C  
 Current EPC Rating 81  
 Tenure: Leasehold

