



## PALMERS ROAD, E2

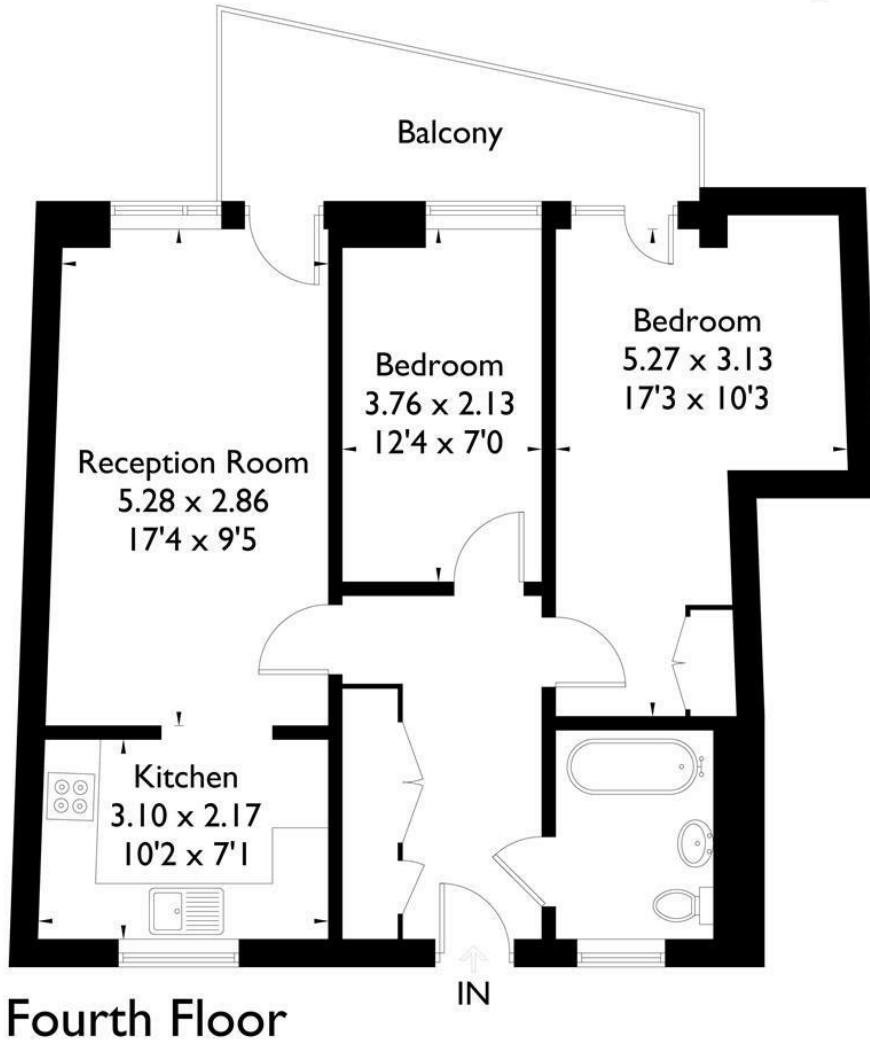
OIEO £425,000 L/H

- 639sq ft
- Alongside the regents canal
- Concierge service (6 days a week)
- Two double bedrooms
- Large balcony
- Chain free

wj.  
meade

Palmers Road, E2

Approximate Gross Internal Area = 59.4 sq m / 639 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 213360

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



WJ Meade are delighted to offer this stylish two double bedroom apartment on the fourth floor of a modern development alongside the Regents Canal. Arranged with an open plan fitted kitchen to reception room with adjoining balcony which affords side views over the canal and Mile End Park. Situated close to Victoria Park and the amenities of Roman Road as well as the convenience of Mile End and Bethnal Green tube stations.

Service charge £2,421.48 pa

Ground rent £250 pa

105 years lease

Council Tax Band C

Current EPC Rating 75

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.