



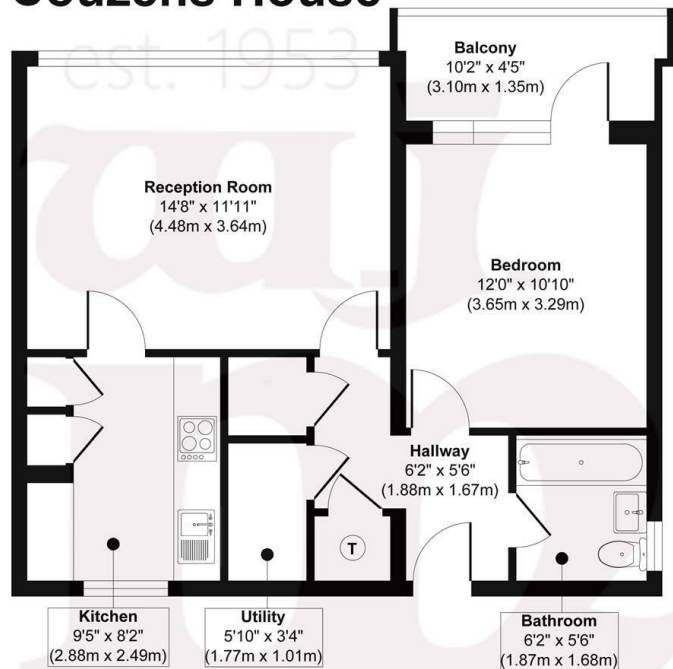
COUZENS HOUSE, E3

£275,000 L/H

- Chain free
- Dual aspect
- Residential permit parking
- West facing balcony with City views
- Community heating
- Secure block with lift

wj.
meade

Couzens House



Approx. Gross Internal Floor Area 533 sq. ft / 49.52 sq. m

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

Produced by Elements Property



WJ Meade are pleased to present this top (sixth) floor apartment within a low-rise block, enjoying a West facing aspect taking in many of the landmark skyscrapers of Canary Wharf and The City. The accommodation is arranged over 533 sq ft, with a separate, modern fitted kitchen to reception room, three piece bathroom suite, comfortable double bedroom and an abundance of storage space. Located in a ever-changing neighbourhood within a vibrant East London community, with great access into public green space and transport links.

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 £3514.21

Ground rent £10.00

86 years lease

Council tax band B

Current EPC Rating 68

Tenure: Leasehold

