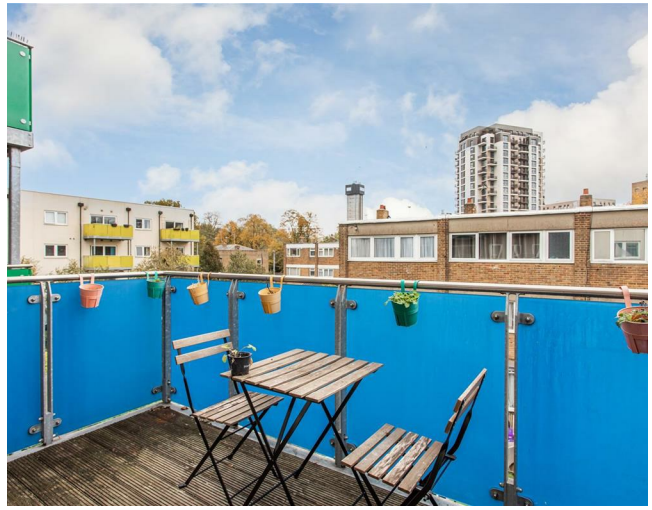
hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS







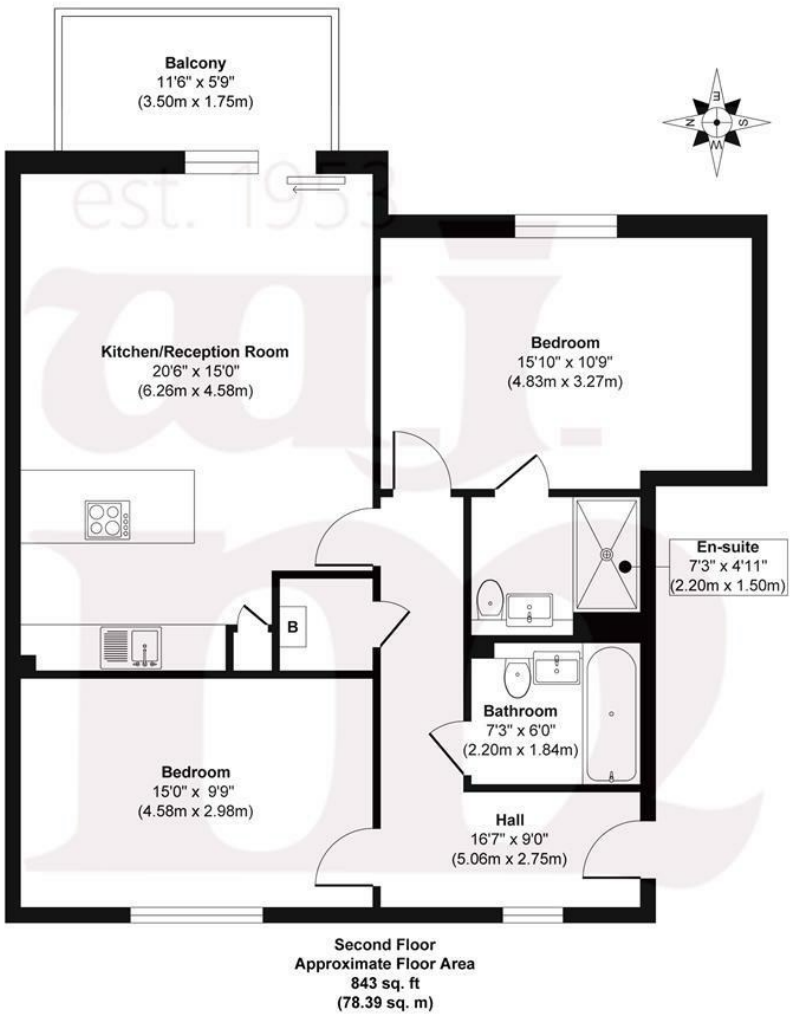
WILLIAM WHIFFIN SQUARE, E3

OFFERS IN EXCESS OF £400,000 LEASEHOLD

- 843sq ft / 78sq m
- Top (second) floor
- Chain free
- EWS1- A2
- Long lease (235 years remaining)
- East to West lateral apartment

wj meade

Beaton House



Second Floor
Approximate Floor Area
843 sq. ft
(78.39 sq. m)

Approx. Gross Internal Floor Area 843 sq. ft / 78.39 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property









WJ Meade are pleased to offer this well presented two double bedroom apartment on the top (2nd) floor of a low-rise private block, part of the Bow Trinity development. Arranged over a comfortable 843sq ft, with an open plan kitchen to reception room and adjoining East facing balcony, both bedrooms are well proportioned doubles, the master with an en suite shower room alongside the main three piece bathroom suite. Located in a residential setting, a short walk from Mile End underground station, with both Mile End Park (alongside the Regents Canal) and THCP Nature Reserve close by. Ideal for access into The City and Canary Wharf, with many local amenities and conveniences.

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 £2,860.84
Ground rent £250.00
Lease 250 years from 01/01/2012
Council tax band D
Current EPC Rating 81
Tenure: Leasehold

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