



COPPERFIELD ROAD, E3

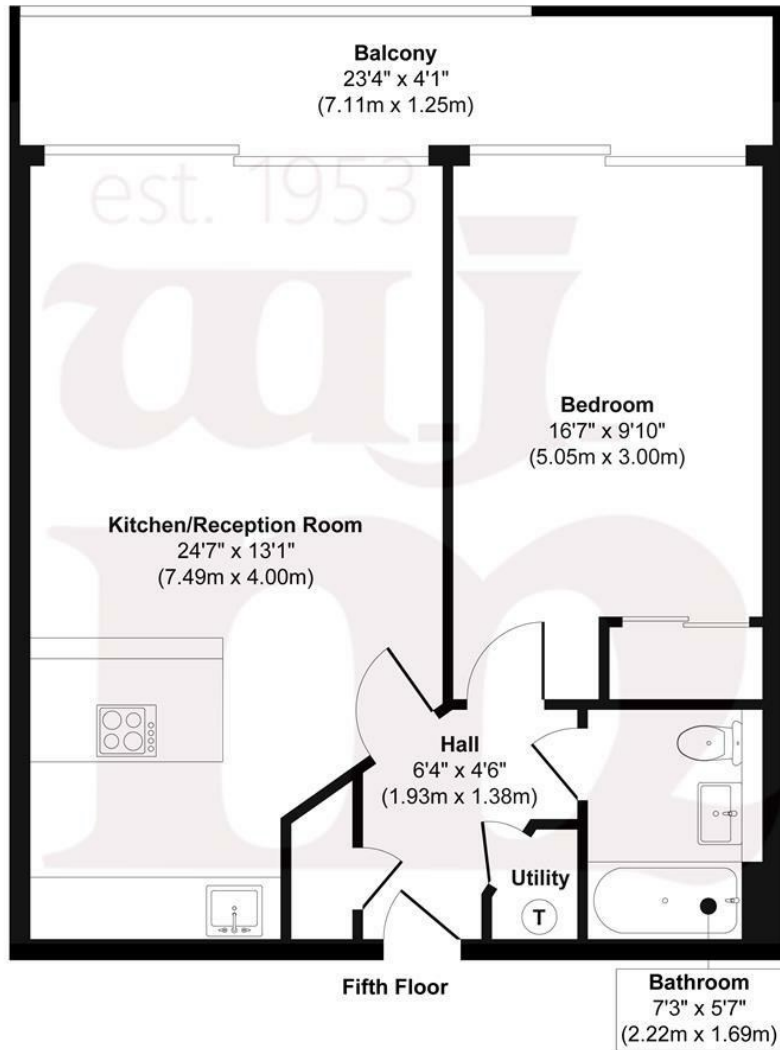
OFFERS IN EXCESS OF £400,000 LEASEHOLD

- 572sq ft / 53sq m
- Overlooking The Regents Canal
- Moments from Mile End Park

- 23ft balcony
- Floor to ceiling windows to maximise the views
- Excellent transport links at Mile End station

wj.
meade

Candy Wharf



Approx. Gross Internal Floor Area 572 sq. ft / 53.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are delighted to offer this stylish canal-side one bedroom apartment within the popular Candy Wharf development. Situated on the fifth floor, the accommodation is arranged over an impressive 572sq ft plus a private balcony running the full width, providing excellent outside space overlooking the Regents Canal in a West facing aspect featuring the skyline of The City.

Service charge £3,256.40

Ground rent £200

Reserve fund £437.50

Lease 125 years from 01/01/2007

Council tax band C

Current EPC Rating 82

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 they form part 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.