



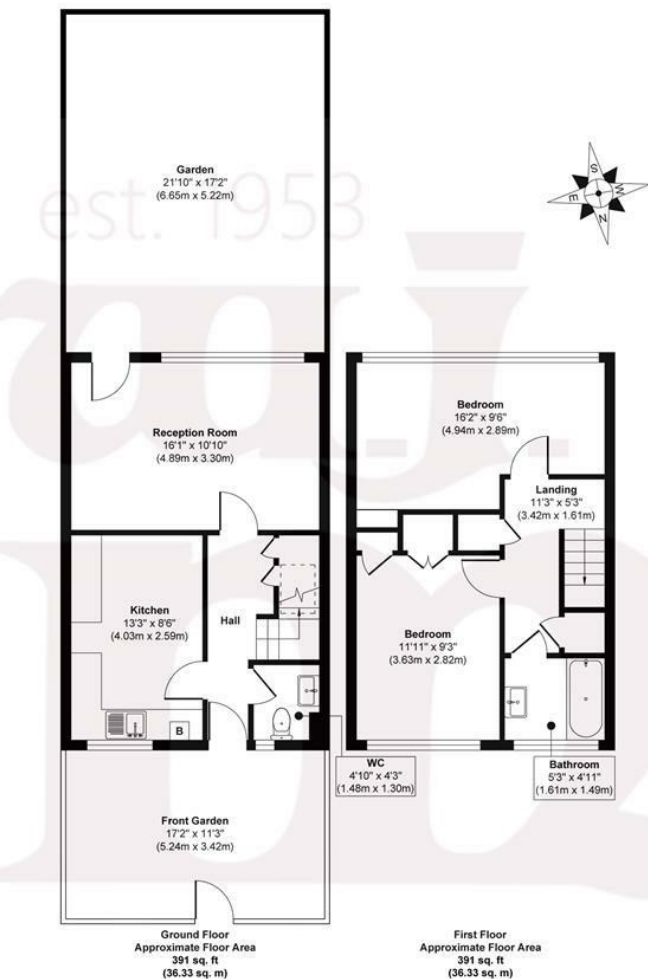
ERIC STREET, E3

£365,000 L/H

- Ground and first floor maisonette
- Chain free
- Residential permit parking
- South facing garden
- Eat-in kitchen
- Own private entrance from street

wj.
meade

Windermere House



Approx. Gross Internal Floor Area 782 sq. ft / 72.66 sq. m

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

Produced by Elements Property



WJ Meade are pleased to present this two double bedroom ground floor maisonette. The split level accommodation is arranged over 782sq ft, with the addition of a small front garden as well as the sole use of a 21ft South facing rear garden. The property is in need of cosmetic updating and will make an ideal starter home for those seeking an opportunity to remodel to their own tastes and standards. Situated just behind Mile End station, the transport links are superb, with an array of amenities and shops immediately to hand as well as the public green spaces of Mile End Park and the THCP Nature Reserve.

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 £1,304.75

Ground rent £10

125 years lease from 25/03/1983

Council tax band C

Current EPC Rating 74

Tenure: Leasehold

