



## THORN APTS, E3

£315,000 L/H

- 524sq ft / 49sq m
- EWS1 compliant
- Great access into Canary Wharf & The City
- Private enclosed patio garden
- 250 year lease
- Ideal start home

wj.  
meade



# Thorn Apartments



WJ Meade are pleased to offer this well presented one bedroom garden flat within a modern complex. Arranged with an open plan upgraded kitchen to reception room which then leads out to the enclosed patio area, combining to create a wonderful entertaining space connecting the inside and out. The property also enjoys an updated bathroom suite, fitted wardrobes to the bedroom and bespoke storage within the entrance lobby. Situated in a residential sector of E3, close to Mile End Park, The Regents Canal as well as the transportation hub at Mile End underground station.

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 £2,051 pa  
Ground rent £200 pa  
234 years lease  
Council tax band C  
Current EPC Rating F5  
Tenure: Leasehold

