



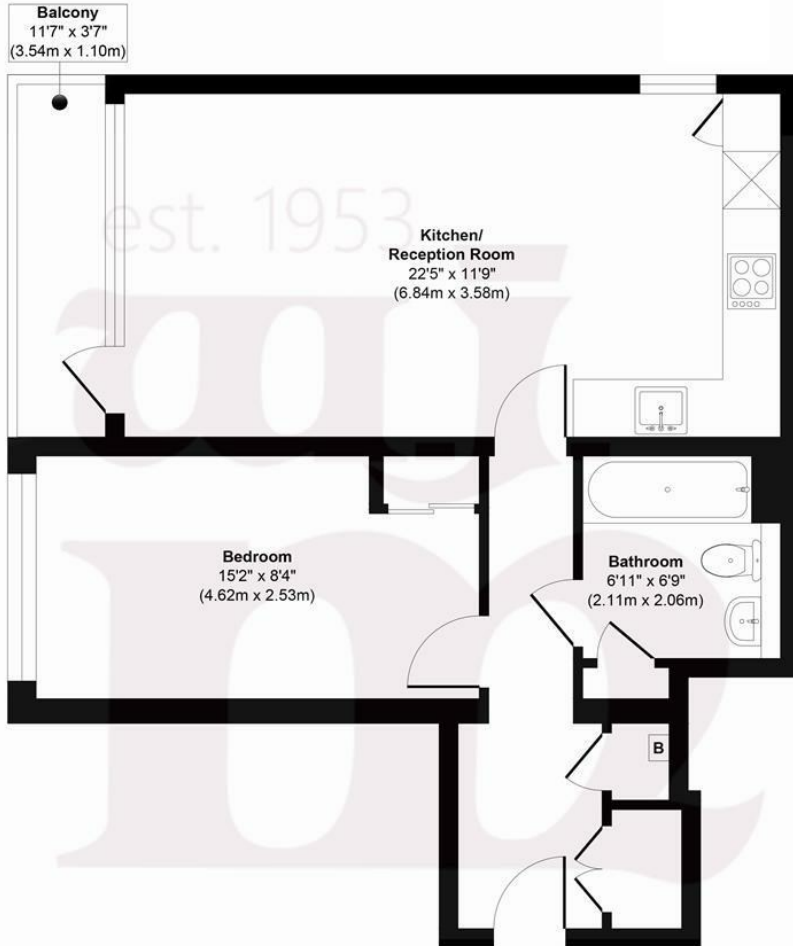
MALLARD POINT, E3

£299,995 L/H

- Secure Underground Parking
- 239 Year Lease
- Excellent Transport Links
- Stunning Views
- Ideal Starter Home
- Chain Free

wj.
meade

Mallard Point



WJ Meade are excited to present this impressive 12th floor apartment, part of a secure private development with concierge and underground parking. Arranged over 543 sq ft with an open plan fitted kitchen to reception with floor to ceiling glazing and door out to the balcony which enjoys far reaching panoramic views over East London.

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 £3,415.44

Ground rent £250

239 years lease

Council tax band C

Current EPC Rating 76

Tenure: Leasehold

