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







EARLSTON GROVE, E9

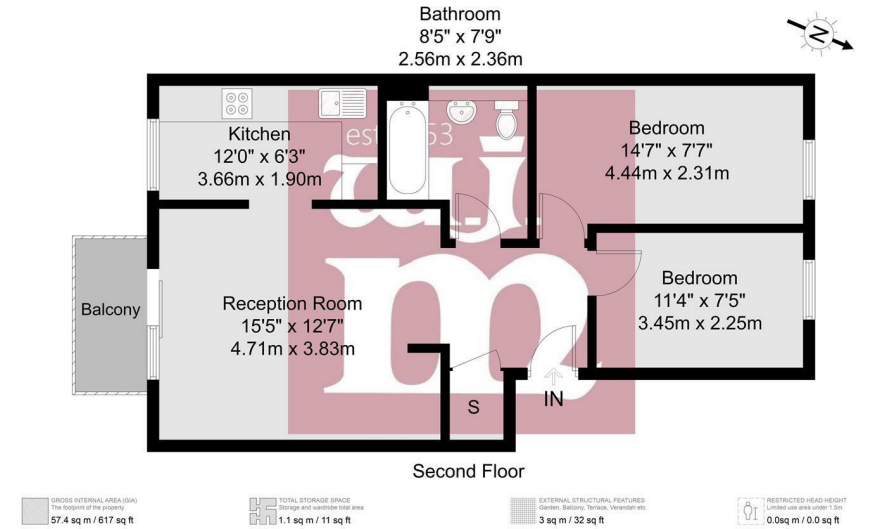
£2,750 PER MONTH

- Stylish Apartment
- Great Location
- Available 27th December
- Modern Kitchen
- Furnished/ Unfurnished
- Private Allocated Parking

wj meade

Earlston Grove, E9

GROSS INTERNAL AREA
57.4 sq m / 617 sq ft



GROSS INTERNAL AREA (GIA) The footprint of the property 57.4 sq m / 617 sq ft

TOTAL STORAGE SPACE Storage and wardrobe total area 1.1 sq m / 11 sq ft

EXTERNAL STRUCTURAL FEATURES Garden, Balcony, Terrace, Verandah etc. 3 sq m / 32 sq ft

RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE









WJ Meade are pleased to offer for Let, this superb 2nd Floor Apartment (of 3 Floor Property), refurbished to a high level. Off street, allocated parking, landscaped gardens, two double bedrooms with built in wardrobes, unfurnished, close to Victoria Park Village & Bethnal Green tube, Cambridge Heath Overland Rail.

The property has a modern, open plan kitchen comprising of Bosch Appliances-Fridge/Freezer, Electric Oven, Gas Hob, Extractor Fan, Washer/Dryer. Regularly serviced Combi Gas Boiler for efficient heating throughout. Wooden flooring in living room and Laminate in kitchen, with recently laid, thick pile carpets in the bedrooms. UVPC windows installed, providing a modern feel, noise reduction and heat retention. Living room provides access via large Sliding doors to East facing balcony with Rattan furniture. 2 double bedrooms with built in mirrored and sensor-lit wardrobes provide large storage space. Bathroom has mirrored wall unit, bath, shower. All rooms have USB charge points. Dimmer-Controlled ceiling Down Lights throughout. High Speed Internet is available (Tenant to arrange), and there is Cable TV access wired in to property (subject to Provider Subscription). Property benefits from Natural light all around, with great views. Property to be let unfurnished. A welcoming, friendly and child-safe development, with many residents having resided here for many years. A local and reliable long-serving Maintenance team is available should there be any issues. Direct access to Landlord with any issues addressed quickly.

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 £n/a
Ground rent £n/a
Reserve fund £n/a
n/a years lease
Council tax band
Current EPC Rating 79
Tenure:

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