



## NELSON WALK, E3

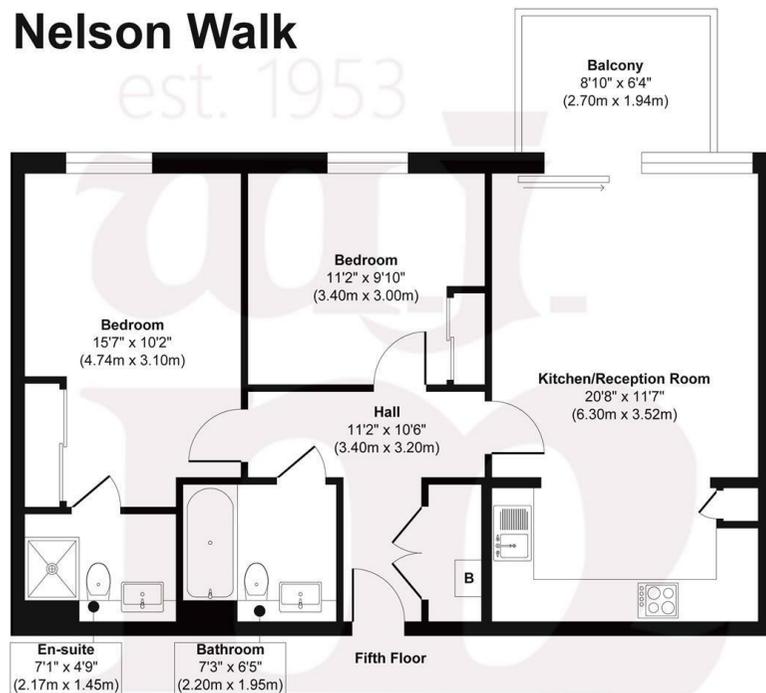
£399,995 L/H

- Stylish modern apartment
- Private balcony
- Well maintained home
- En suite shower room to master bedroom
- On site convenience store
- Secure development with intercom system

wj.  
meade

# Nelson Walk

est. 1953



**Approx. Gross Internal Floor Area 721 sq. ft / 67.01 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 fourth floor apartment within the St Andrews development, ideally located close to Bromley-By-Bow station with expanding local amenities and great transport links into The City as well as Canary Wharf and Stratford. Arranged over 721sq ft, with two bathrooms, good size storage cupboard and an open plan fitted kitchen to reception with adjoining balcony with space for al fresco dining.

Service charge £3,400.52 pa

Ground rent £290.60 pa

108 years lease

Council Tax Band D

Current EPC Rating 83

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 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.