



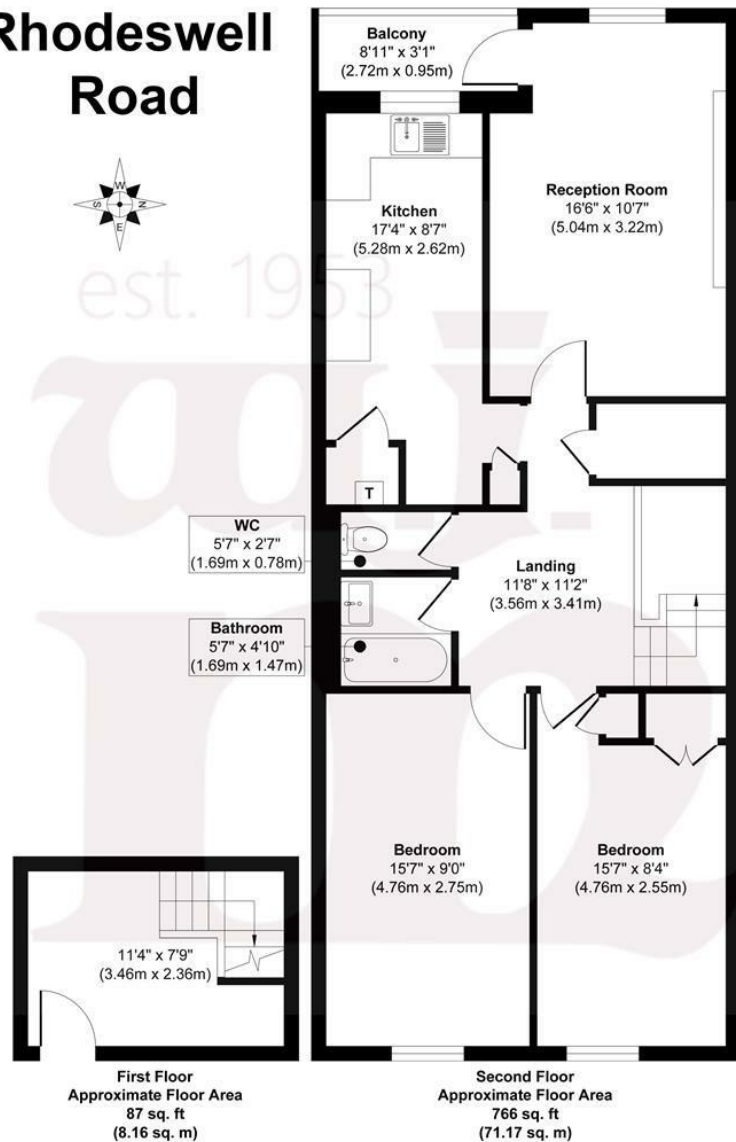
RHODESWELL ROAD, E14

OIEO £350,000 L/H

- Communal Heating & Hot Water
- Residents Permit Parking
- West Facing Balcony
- Canal Views
- Chain Free
- Lift & Intercom System

wj.
meade

Rhodeswell Road



WJ Meade are pleased to present this split level two double bedroom flat in a low rise block set alongside the Regents Canal. With good room proportions throughout, plus storage space, this is an ideal starter home, with a west facing balcony enjoying direct views onto the waterway. Situated close to Limehouse station (DLR & C2C) providing easy access into the City and Canary Wharf.

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 £2,937.68 pa
Ground rent £10.00 pa
89 years lease
Council Tax Band C
Current EPC Rating 66
Tenure: Leasehold

