



GOODRICH HOUSE, BETHNAL GREEN E2

£550,000

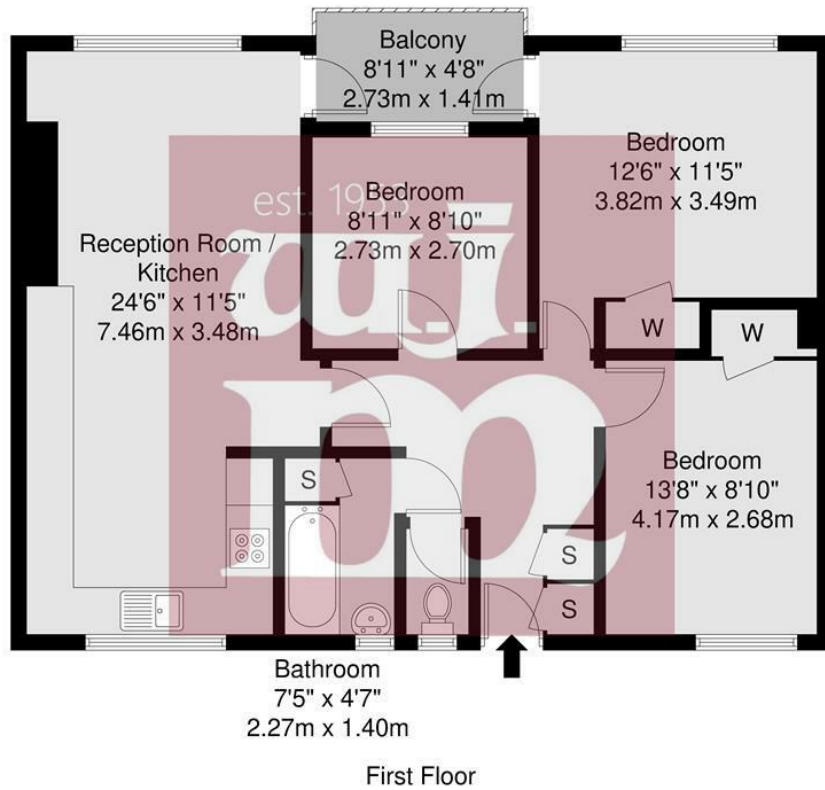
- Chain free
- Within the Catchment Area of Lauriston School
- Canal views
- Three bedrooms
- Private balcony
- 175 Year lease

wj.
meade



Goodrich House, Sewardstone, E2

GROSS INTERNAL AREA
71.9 sq m / 773 sq ft



WJ Meade are delighted to offer for sale this three bedroom apartment situated next to Victoria Park. Arranged over 773 sq ft, with an open plan kitchen to reception, a stylish bathroom, separate W/C and a private balcony with views of Regents Canal. Enjoying the convenience and easy access to Victoria Park Market and the local amenities and eateries of Roman Road, and a short distance to the vibrant Broadway market and along with the famous Columbia Road Flower market.

GROSS INTERNAL AREA (GIA) The footprint of the property 71.9 sq m / 773 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.7 sq m / 29 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 3.9 sq m / 41 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0 sq m / 0.0 sq ft
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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**

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 C
Current EPC Rating 69

