

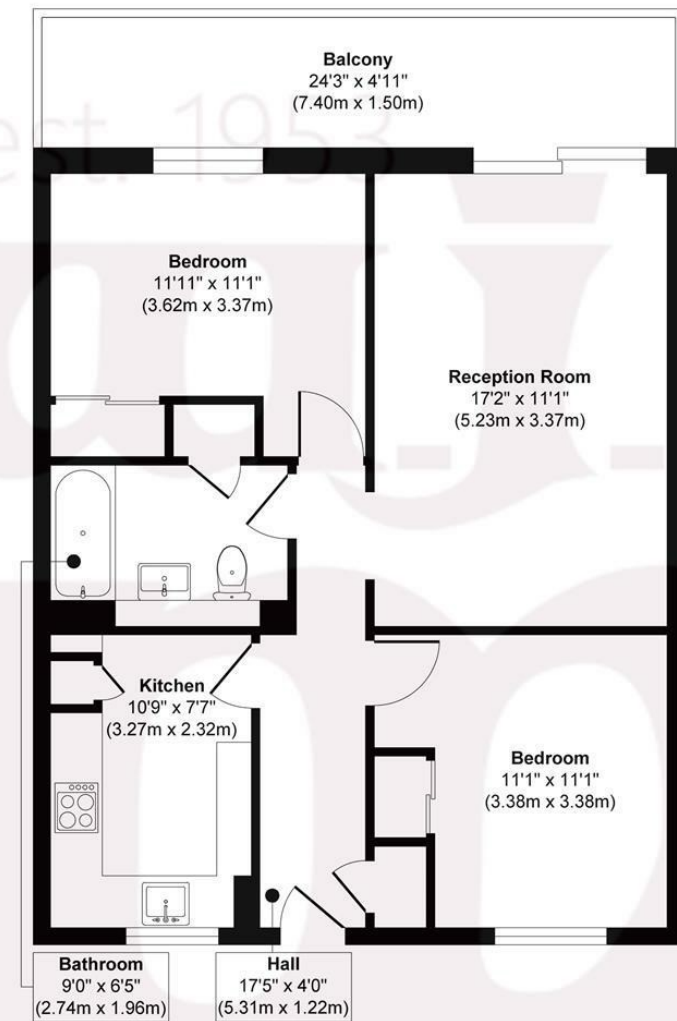


VICTORIA WHARF, E2

OFFERS IN EXCESS OF £550,000 L/H

- Secure underground car parking
- Impeccably presented home
- Close to Mile End & Bethnal Green stations
- Stunning 24ft private balcony
- Modern development with concierge service
- EWS1

wj.
meade



Fourth Floor

Approx. Gross Internal Floor Area 667 sq. ft / 62.01 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are delighted to present this truly impeccable two bedroom canal-side apartment. Situated on the fourth floor of Victoria Wharf, which sits on the banks of the Regents Canal, the property has undergone a total renovation to an exacting and impressive specification. The sleek contemporary design of the kitchen is complemented by all the latest applications, the luxurious bathroom suite is finished in natural stone alongside brushed brass fittings. The balcony extends the full width of the apartment, making the most of the open views across the waterway and adjacent parkland, offering a rare moment of tranquility in the heart of a vibrant East London location.

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 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 £3,501.04

Ground rent £250.00

Reserve fund £276.00

Lease 125 years from 25th March 2004

Council tax band D

Current EPC Rating 71

Tenure: Leasehold

