



ST. CLEMENTS AVENUE, E3

£399,995 L/H

- Historic site dating back to 1874
- Community heating & hot water system
- Communal gardens
- West facing balcony
- Secure bicycle store
- Parking on first come first served basis

wj.
meade



WJ Meade are delighted to present this modern one bedroom apartment, part of the Iconic St Clements Development; an award winning mix of contemporary architecture amongst Grade II Listed buildings. This third floor apartment enjoys a west facing aspect and balcony, with open plan accommodation and high quality interior specifications. Situated moments from Mile End underground station with Victoria Park, popular gastro pubs, independent coffee shops and Tower Hamlets Nature Reserve all nearby.

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 £1,864.96 pa
Ground rent £235 pa
241 years lease
Council Tax Band C
Current EPC Rating 84
Tenure: Leasehold

