

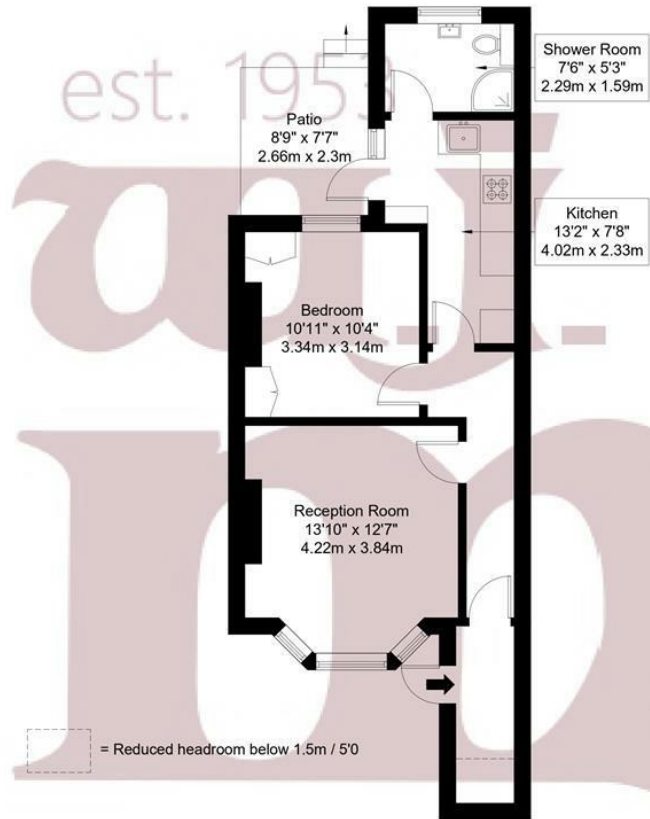


COBORN ROAD, MILE END E3

£2,000 PER MONTH

- Close to Victoria Park
- Close to Local Amenities
- Spacious Living Area
- Bright Living Space
- Excellent Transport Links

wj.
meade



Lower Ground Floor
Approx Gross Internal Area = 46.4 sq m / 499 sq ft
Restricted head height = 0.8 sq m / 9 sq ft
Total = 47.2 sq m / 508 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Set on the desirable Coborn Road in E3, this one-bedroom basement flat offers comfortable and practical living accommodation in a well-connected East London location.

The property comprises a good-sized reception room, a separate kitchen, a double bedroom and a bathroom. The basement position provides a quieter and more private feel, while the property benefits from being within easy reach of the local shops, cafés, restaurants and amenities of Bow and nearby Victoria Park.

Excellent transport links are close by, with Mile End, Bow Road and Bow Church stations providing convenient access to the City, Canary Wharf and central London.

Council tax band D
Current EPC Rating 69



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.