



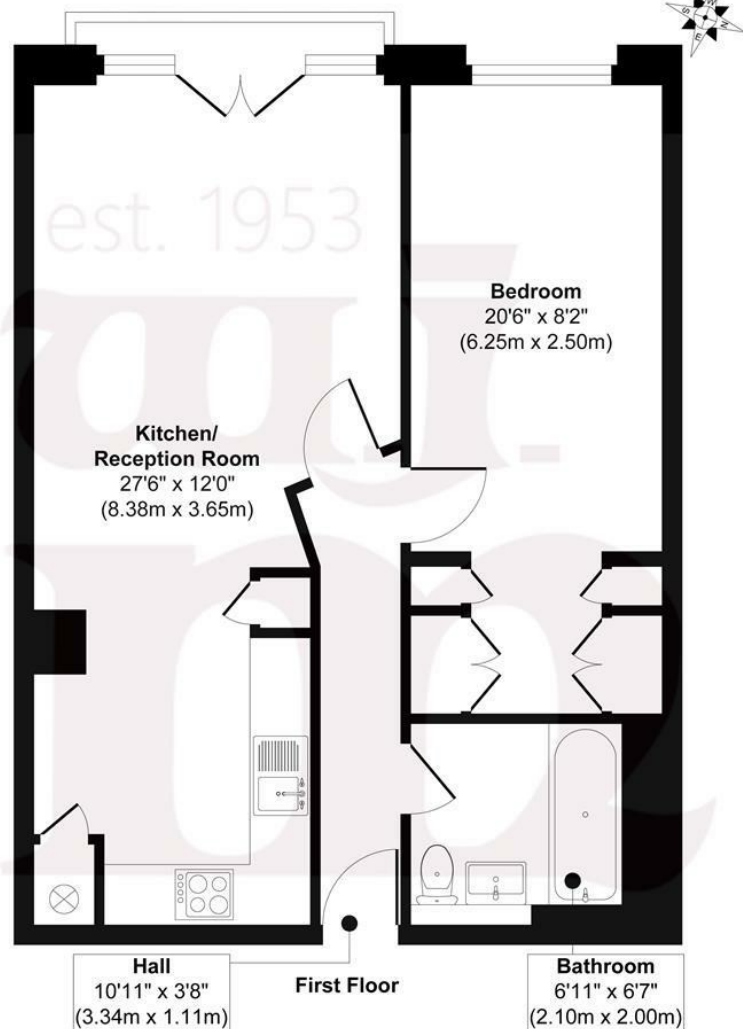
FALCON WORKS COURT, MILE END, E3

£425,000 LH

- 564sq ft
- Warehouse conversion
- Tranquil water side setting
- Chain free
- Communal Secure Bike Storage
- Bedroom with walk-in dressing area

wj.
meade

Falcon Works



Approx. Gross Internal Floor Area 564 sq. ft / 52.47 sq. m

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

Produced by Elements Property



WJ Meade are delighted to present this stunning one bedroom apartment on the first floor of a Victorian warehouse conversion which dates back to 1868, being occupied by flag and tent makers Adam & Lane Neeve until the 1930's. The flat boasts exposed brickwork and multi-pane Crittall style windows, providing the sense of character and history of the building, with a fantastic setting overlooking The Regents Canal. Peaceful water views from the bedroom and the reception room's Juliet balcony with double doors, provide an ideal spot for watching the wildlife and beautiful sunsets, whilst not being overlooked.

Service charge £2,976 pa

Ground rent £100 pa

99 years lease

Council Tax Band D

Current EPC Rating 41

Tenure: Leasehold



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.