



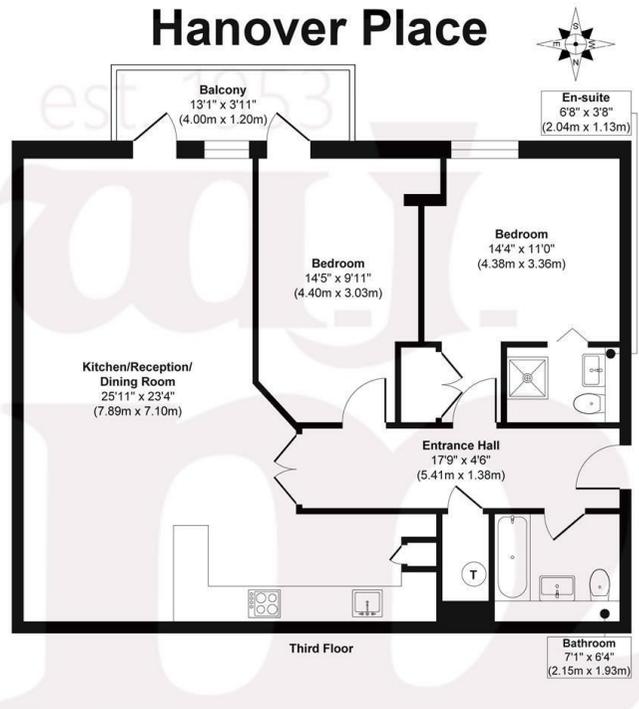
## HANOVER PLACE, E3

OIEO £500,000 L/H

- Secure Allocated Parking
- Building reserve fund
- Superb Transport Links
- Two Double Bedrooms
- South Facing Balcony
- Bright & Spacious Accomodation

wj.  
meade

# Hanover Place



**Approx. Gross Internal Floor Area 870 sq. ft / 80.87 sq. m**

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

Produced by Elements Property



WJ Meade are pleased to present this spacious two bedroom apartment on the third floor of a private, gated development, ideally situated for Mile End underground station. Configured across (900) sq ft with an impressive open plan kitchen/ reception room extending to over 26 ft with adjoining south facing balcony which enjoys far reaching views across the rooftops of East London. The property is within a period style modern block set behind electronic gates, moments from Tower Hamlets Cemetery Nature Reserve, as well as the abundance of local amenities.

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 £3,436.04 pa

Ground rent £350 pa

98 years lease

Council tax band D

Current EPC Rating 82

Tenure: Leasehold

