



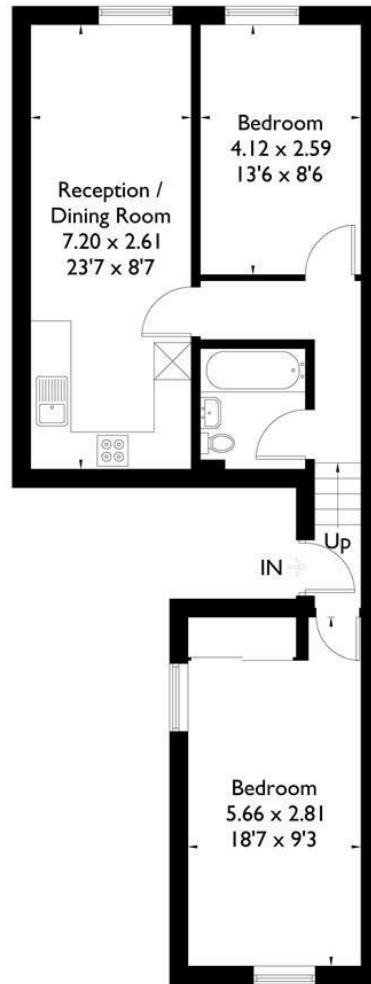
MERCATUS COURT, HEWISON STREET E3

£425,000

- Two double bedrooms
- Period features
- Vibrant location
- Small communal courtyard
- High quality interior specification
- Good transport links

wj
meade

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 204071

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



WJ Meade are pleased to offer this two bedroom period conversion apartment, part of the bespoke Empire Mews development. Situated on the first floor, configured with an open plan kitchen with granite work tops, reception room with impressive high ceilings and a luxury bathroom suite. Ideally positioned to enjoy the buzz of Roman Road, the tranquillity of Victoria Park and the excellent transport infrastructure.

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 they form 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 £n/a
Ground rent £n/a
Reserve fund £n/a
n/a years lease
Council tax band C
Current EPC Rating 72

