

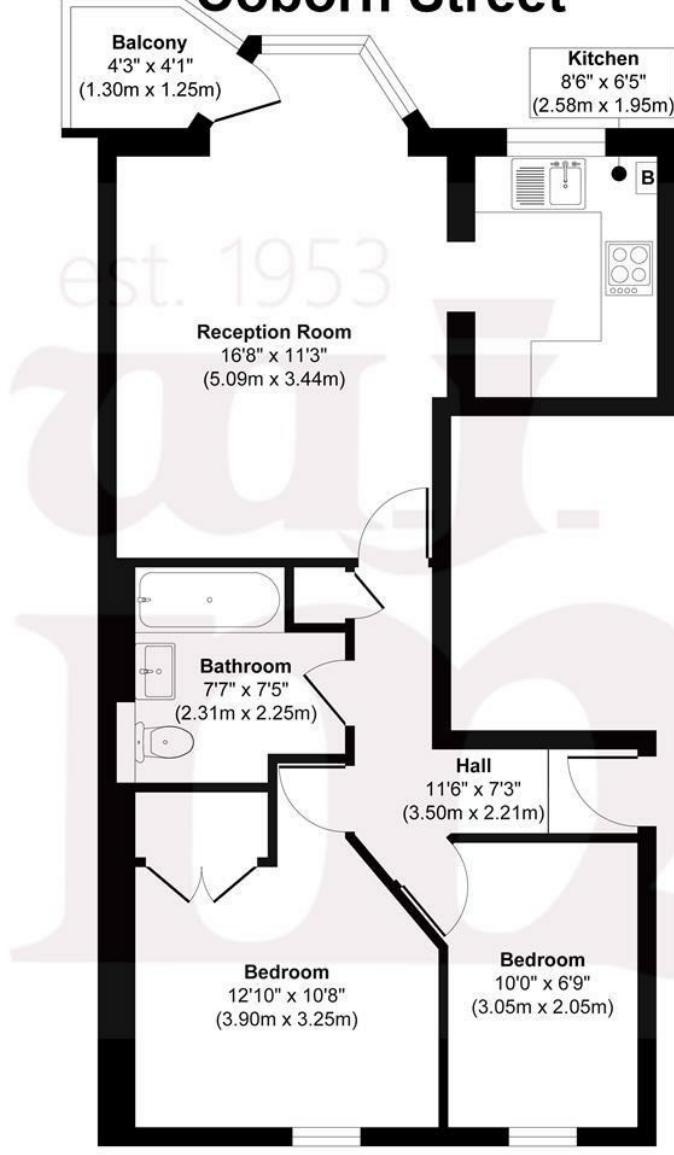
COBORN STREET, MILE END E3

£495,000 SHARE OF FREEHOLD

- Share of Freehold
- Neo Georgian Design
- Solid Oak Flooring
- Secure Parking
- Chain Free
- Gated Residential Mews

**wj**  
**meade**

# Coborn Street



WJ Meade are delighted to offer this charming two bedroom period style apartment within a secure gated development in the heart of Tredegar Square Conservation Area. Set on the raised ground floor, the lateral accommodation runs from East to West, maximising natural light, with a semi open plan kitchen to reception room with adjoining balcony which looks out to the rear of the development. Located on one of the most desirable roads in the area, with the fantastic transport links of Mile End underground station only a few minutes' walk away and a plethora of quality local amenities along with wonderful public parks.

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 £1,723.92

Ground rent £0

134 years lease

Council tax band D

Current EPC Rating 76

Tenure: Leasehold - Share of Freehold

