



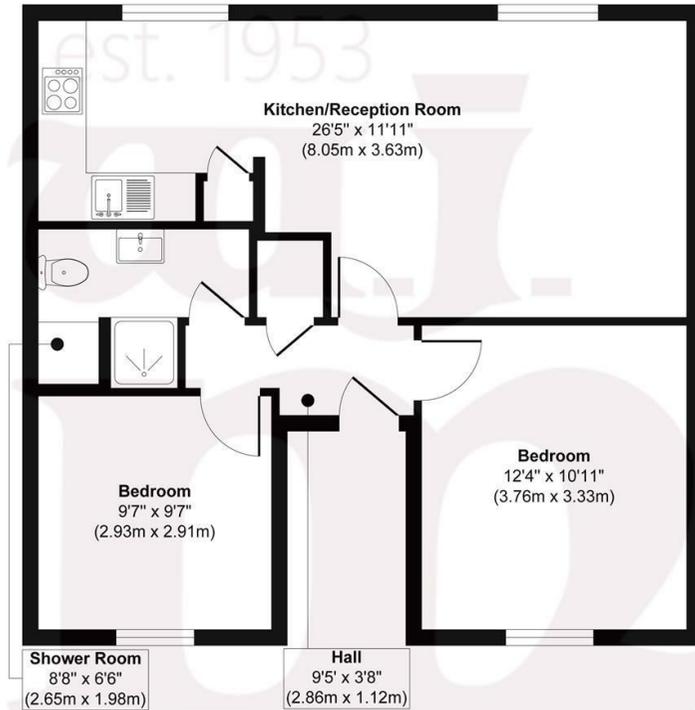
STANFIELD ROAD, E3

£550,000 SOF/H

- Share of freehold
- Desirable Conservation Area
- Close to the variety of amenities along Roman Road
- Chain free
- Beautiful Victorian architecture
- Quiet residential turning

wj.
meade

Stanfield Road



Second Floor
Approx. Gross Internal Floor Area 611 sq. ft / 56.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

WJ Meade are pleased to present this two double bedroom apartment on the top floor of this impressive, detached Victorian house conversion. Situated within the Medway Conservation Area, equidistance to the delightful green spaces of Victoria Park as well as the superb transport connections at Mile End underground station. The open plan kitchen to reception room features two large sash windows, with a south facing aspect, bringing in fabulous natural light to the voluminous space. There is a contemporary shower room and the property has recently been redecorated throughout, making this an ideal starter home.

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.

Service charge £1,256.07 pa
Lease: 125 years from 25/03/2000
Council Tax Band C
Current EPC Rating 46
Share of Freehold

