hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS





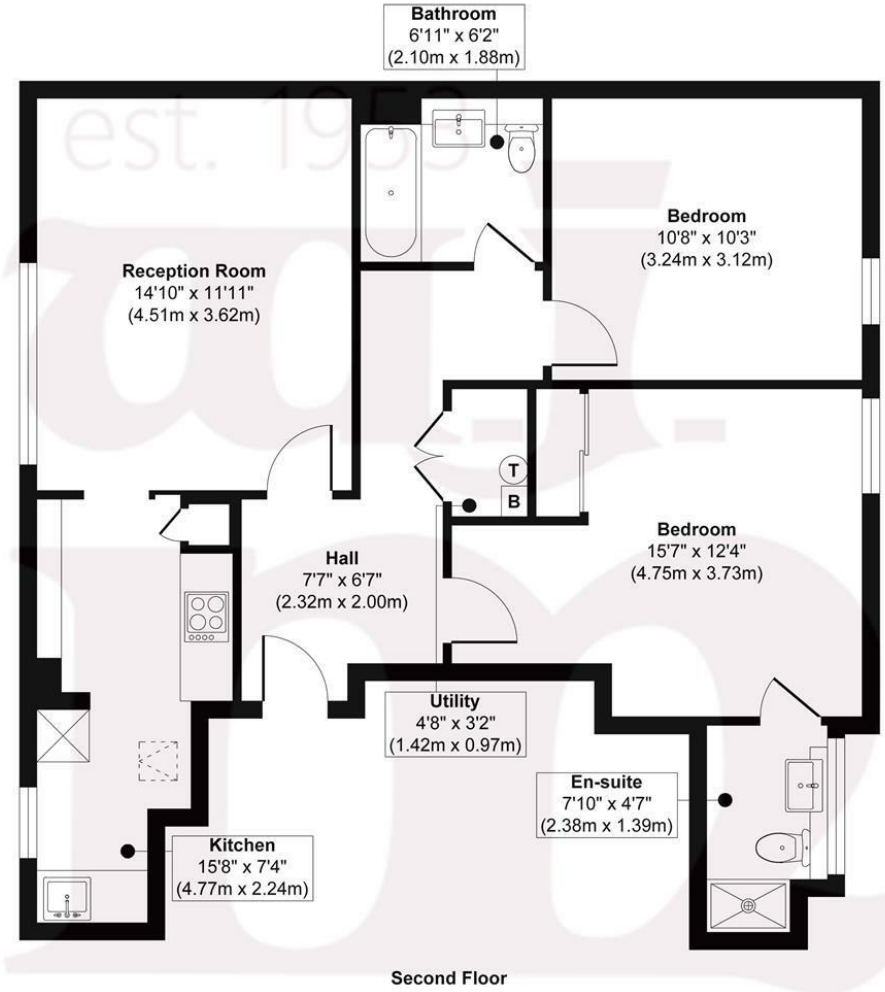


PILKEM RIDGE COURT, E1

£599,995 L/H

- Historic site dating back to 1873
- Chain free
- Community heating system
- Former Ben Johnson school
- Two double bedrooms / two bathrooms
- St Dunstans Conservation Area

wj meade



Second Floor

Approx. Gross Internal Floor Area 775 sq. ft / 72.02 sq. m

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

Produced by Elements Property









WJ Meade are delighted to present this stylish two bedroom apartment on the top floor of a bijou school conversion of just six flats. Blending original character, such as high ceilings and sash windows, with quality interior specification and contemporary finishes. Featuring a dual, East to West aspect, the property enjoys fabulous natural light, especially apparent with the large curved framed window in the reception room which looks out towards mature treetops and across Shandy Park. Located conveniently for Mile End and Stepney Green underground stations, providing superb connections into the City and West End.

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 £2,733.01
Reserve fund £560.75
Ground rent £580.00
235 years lease
Council tax band D
Current EPC Rating 66
Tenure: Leasehold

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