



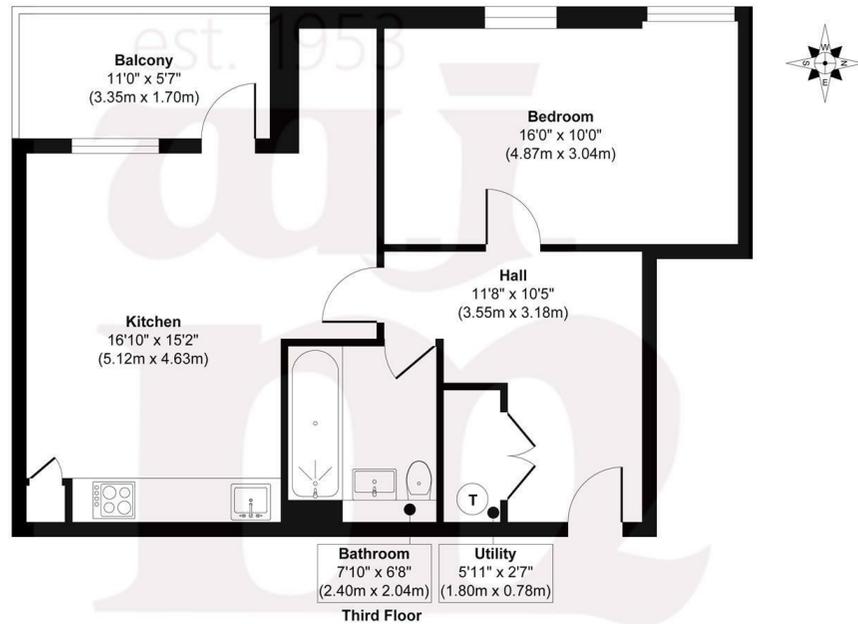
30 COPENHAGEN PLACE, E14

£325,000 LEASEHOLD

- 588sq ft / 54.6 sq m
- Chain free
- Allocated parking set behind gates
- Good built in storage
- West facing balcony
- Ideal starter home

wj.
meade

Carmine Wharf



Approx. Gross Internal Floor Area 588 sq. ft / 54.64 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 third floor flat within a gated modern development, next to the Limehouse Cut canal and within easy reach of Canary Wharf. The open plan social space enjoys floor to ceiling windows, in a Westerly orientation, bringing in wonderful natural light across the afternoon, with an adjoining balcony to enjoy across the summer months. Located in a vibrant part of East London with a plethora of amenities close at hand, whilst enjoying waterside walks along the canals and parks, with public transportation at Westferry and Limehouse DLR stations as well as Mile End Underground.

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 £2,647.44

Ground rent £285.00

Reserve fund £658.28

108 years lease

Council tax band C

Current EPC Rating 78

Tenure: Leasehold

