



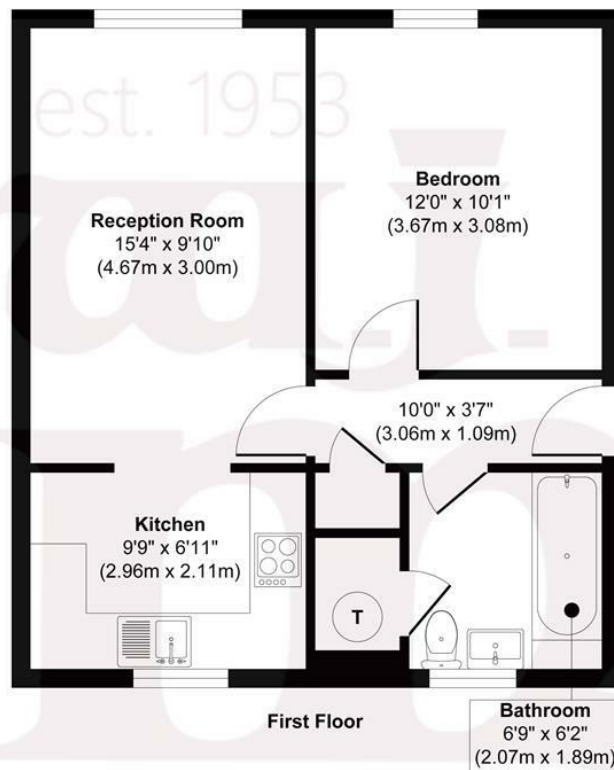
BALDOCK STREET, E3

£295,000 L/H

- Chain Free
- Residents Off-Street Parking
- 158 Year Lease
- Park Views
- Well Presented Throughout
- Ideal Starter Home

wj.  
meade

# Baldock Steet



**Approx. Gross Internal Floor Area 454 sq. ft / 42.24 sq. m**

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

Produced by Elements Property



WJ Meade are pleased to present this smart one bedroom apartment on the first floor of a small residential development overlooking Grove Hall Park. Arranged with a modern open plan fitted kitchen to reception room comfortable double bedroom and contemporary bathroom suite. Located conveniently for commuting into Canary Wharf (via Bow Church DLR) and The City (via Bow Road Tube) with the amenities of Roman Road and Westfield Shopping Centre nearby.

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 £1,851.84 pa

Ground rent £10.00 pa

158 years lease

Council tax band C

Current EPC Rating 83

Tenure: Leasehold

