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

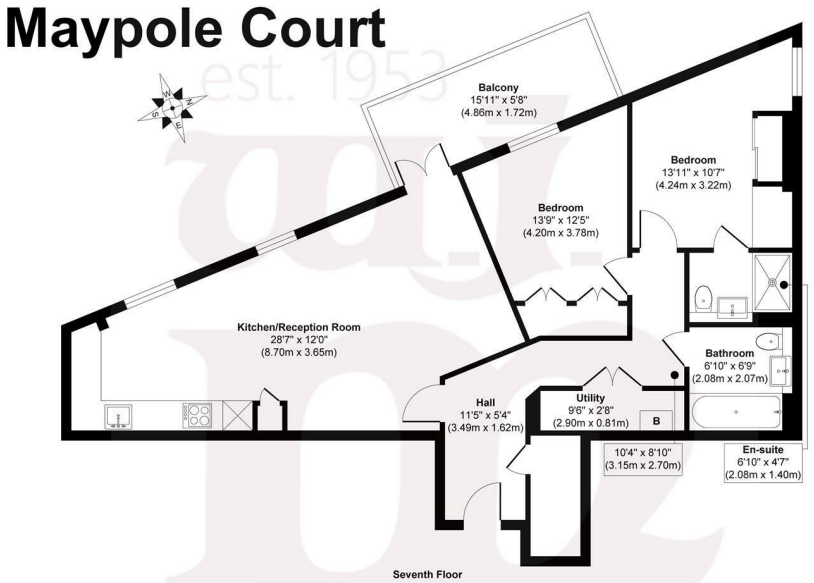
GEOFF CADE WAY, E3

£495,000 L/H

- EWS1 Compliant
- Communal Garden
- Community Heating System
- Impressive City Views
- St Paul's Square Development
- Residents Bicycle Storage

wj meade

Maypole Court



Approx. Gross Internal Floor Area 833 sq. ft / 77.47 sq. m

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

WJ Meade are delighted to present this seventh floor modern apartment with far reaching views of the central London skyline. The accommodation is arranged over 833 sq ft with two double bedrooms and an open plan kitchen to reception with adjoining balcony making the most of the west facing panorama. Situated in a rapidly transforming neighbourhood with the amenities and transport connections of Mile End on your doorstep, along with access to a variety of public parks and canal-side walks.

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 £2,368.21 pa
Ground rent £250 pa
238 years lease
Council Tax Band D
Current EPC Rating 84
Tenure: Leasehold

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