



ESSIAN STREET, E1


£3,250 PER MONTH

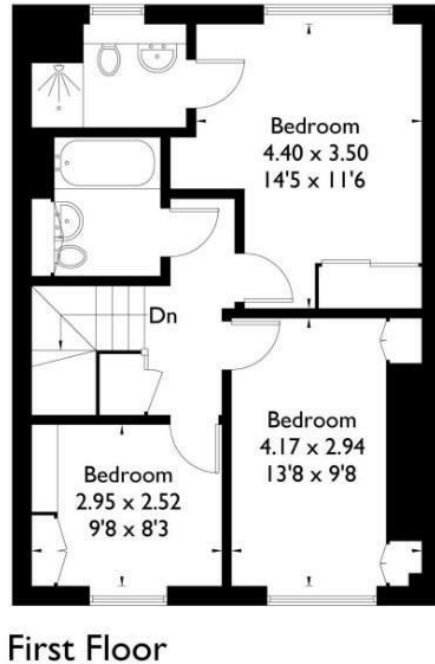
- 1080sq ft
- Private Terrace
- HMO Licence
- Direct Water Views
- Own Front Door
- High Specification Fittings

wj.  
meade

Approximate Gross Internal Area  
100.3 sq m / 1080 sq ft

## Essian Street, E1

 = Reduced headroom below 1.5m / 5'0"



WJ Meade are delighted to offer this stylish duplex apartment, within a prestigious modern, gated development alongside the Regents canal. Arranged over two floors, with private entrance, the property has three bedrooms, two bathrooms, guest WC and an open plan kitchen/reception leading out to a private terrace directly overlooking the water. As the property has a HMO licence, the property is suitable for sharers.

Deposit is 5 week's rent.

Service charge £n/a  
Ground rent £n/a  
Reserve fund £n/a  
n/a years lease  
Council tax band E  
Current EPC Rating 78  
Tenure:



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.