



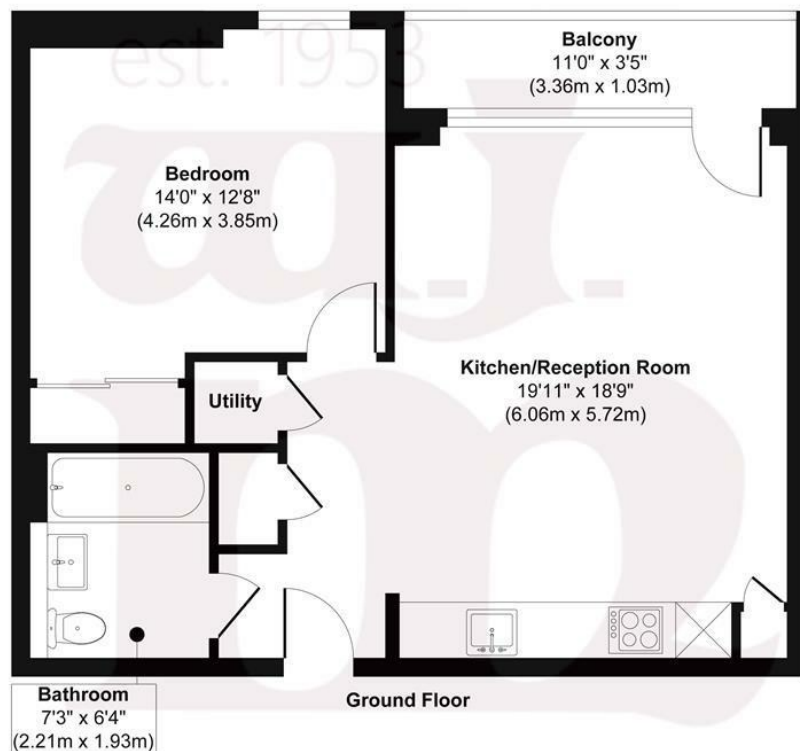
## GRAPHITE POINT, BETHNAL GREEN E2

£395,000 LH

- EWS1 - A1 rating
- Voluminous ceiling height & Underfloor Heating
- Canal side development
- Concierge service
- South facing balcony
- Residents secure bicycle storage

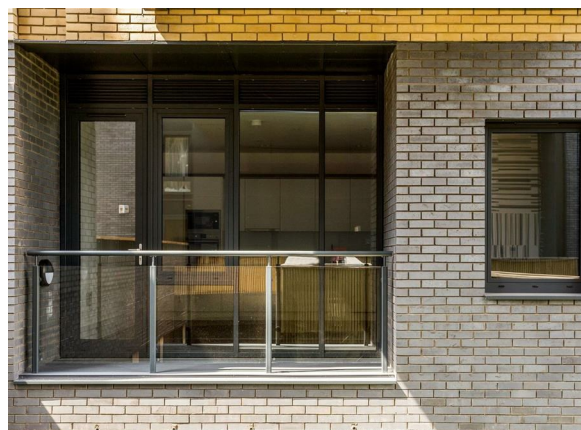
wj.  
meade

# Graphite Point



**Approx. Gross Internal Floor Area 539 sq. ft / 50.12 sq. m**

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



WJ Meade are pleased to offer this chain free waterside one bedroom apartment within a premium modern development. Optimising open plan living across 539 sq ft with a high specification interior including white gloss kitchen with stone counters and a designer bathroom suite. Ideally located for Victoria Park, Mile End and Bethnal Green tube stations as well as various local amenities.

Service charge £2,169.18 pa  
Ground rent £350 pa  
119 years lease  
Council Tax Band C  
Current EPC Rating 6



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.