



## VELOCITY BUILDING, STRATFORD, E15

OIEO £400,000 L/H

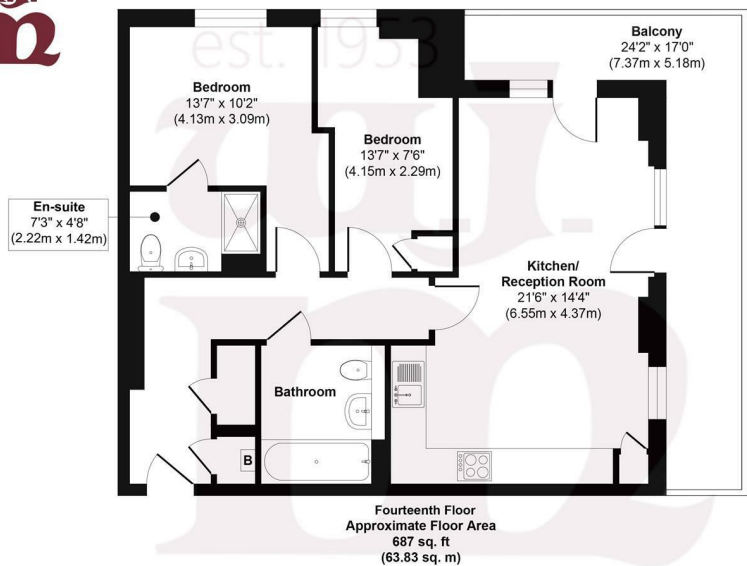
- ESW1- B1 Rating
- Communal roof terrace
- Panoramic views
- Fourteenth floor
- Wrap around balcony
- Excellent transport links

wj.  
meade

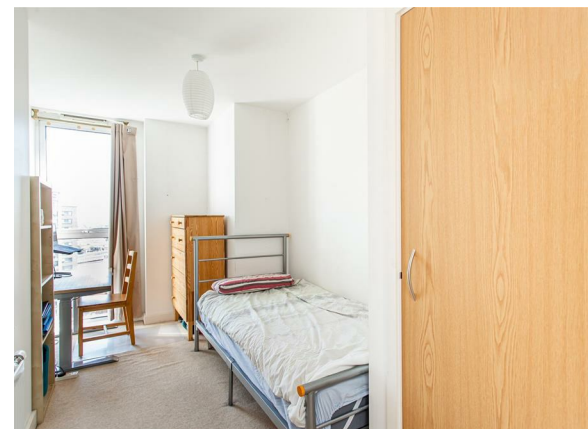




Ward Road



Approx. Gross Internal Floor Area 687 sq. ft / 63.83 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



W J Meade are excited to present this stylish 14th Floor, two bedroom apartment within this prestigious modern development just moments from the Queen Elizabeth Olympic Park and Westfield Shopping Centre. Affording far reaching views from the multitude of floor to ceiling windows and the stunning dual aspect balcony that adjoins the open plan kitchen to reception room. With excellent transport links from Stratford Station into the City and easy access from Pudding Mill Lane DLR to Canary Wharf.

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 £2,370 pa  
Ground rent £250 pa  
111 years lease  
Council Tax Band D  
Current EPC Rating 82  
Tenure: Leasehold

