



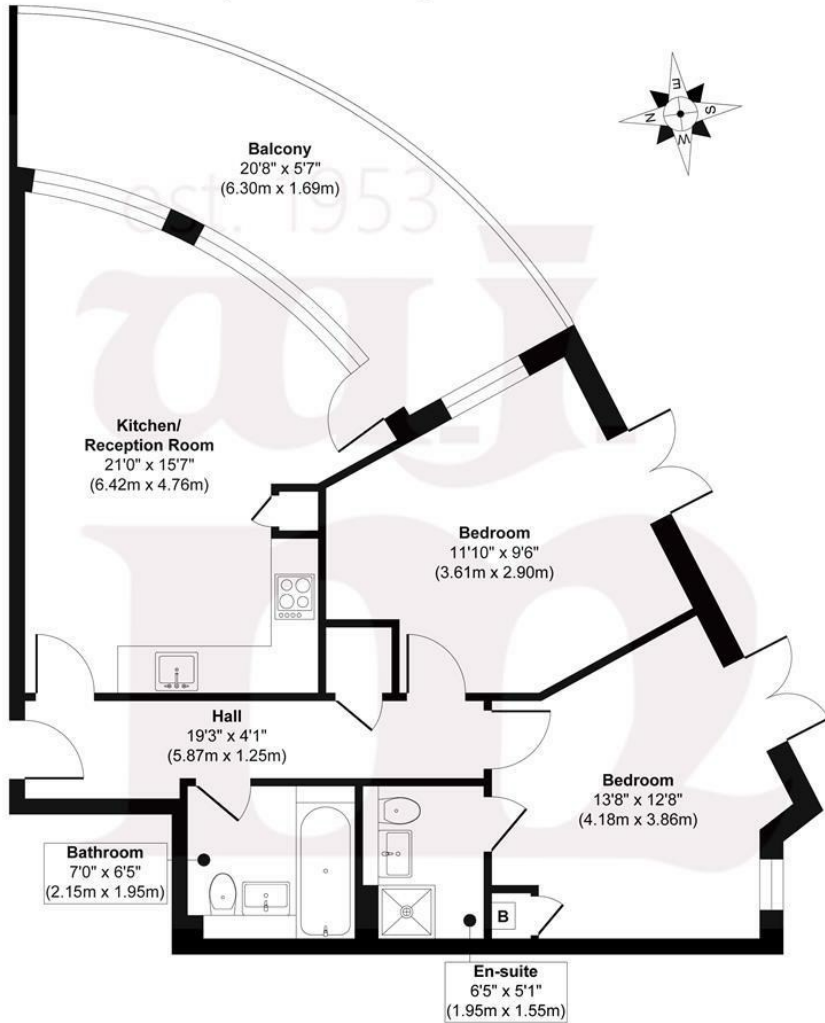
ST. PAULS WAY, E3

OIEO £450,000 L/H

- Natural Bright Accommodation
- Beautifully Maintained Home
- EWS1 Compliant
- South Facing Balcony
- Panoramic Views
- 690 sq ft/64 sq m

wj.
meade

Sphere Apartments



5th Floor

Approx. Gross Internal Floor Area 690 sq. ft / 64.11 sq. m

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



WJ Meade are delighted to present this impressive top floor, two bedroom apartment featuring a 20 ft balcony looking across the rooftops of East London towards the Canary Wharf Cityscape. Enjoying wonderful natural light with floor to ceiling glazing, the contemporary decor includes an open plan fitted kitchen to reception, stylish main bathroom and matching en suite shower room to master bedroom. Well situated between Mile End and Limehouse stations with various shops, restaurants nearby as well as public parks and canal-side walks.

Service charge £2,975.62 pa

Ground rent £450 pa

141 years lease

Council tax band D

Current EPC Rating 81

Tenure: Leasehold



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 WJ. Meade Estate Agents. All subject to contract and to being unsold.