



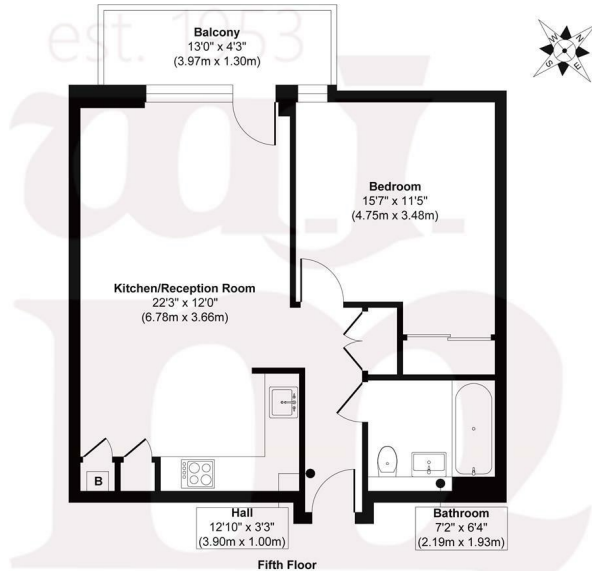
PALMERS ROAD, E2

£400,000 LEASEHOLD

- 535 sq ft / 50 sq m
- High Specification Interiors
- Chain Free
- 24 hr Concierge Service
- Canal Side Setting
- EWS1 - A1 Rated

wj.
meade

Titanium Point



Approx. Gross Internal Floor Area 535 sq. ft / 49.78 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



WJ Meade are pleased to present this immaculate one bedroom apartment on the fifth floor of a luxury modern development on the banks of the Regents Canal. Featuring a sleek open plan fitted kitchen to reception with adjoining balcony which provides scenic views over the waterway and the Mile End Ecology park. Situated just a short walk from Mile End Station, Victoria Park and a plethora of conveniences along Roman Road. The building offers residents a secure bicycle store facility within the underground car park and the enjoyment of a communal canal side garden.

Service charge £2,293.56
 Ground rent £250.00
 114 years lease
 Council tax band C
 Current EPC Rating 78
 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 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.