



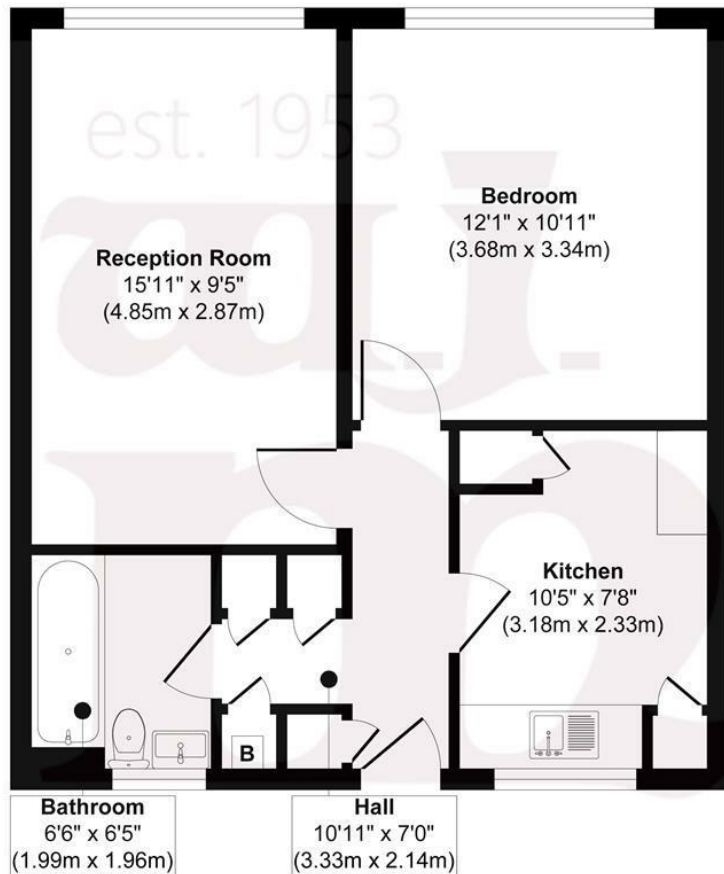
## DERWENT HOUSE, E3

£250,000 L/H

- Chain free
- Lift to all floors
- East to West facing
- Security intercom system
- 476sq ft / 44sq m
- Small renovation project

wj.  
meade

# Derwent House



**Second Floor**

**Approx. Gross Internal Floor Area 476 sq. ft / 44.26 sq. m**

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



WJ Meade are pleased to present this one-bedroom flat in a low-rise block situated just behind Mile End underground station, close to a vast array of local amenities and public green spaces. The property is ideal for a buyer seeking to stamp their own personality on their home as it requires fully modernisation having been occupied by the same family since new! With a bright reception room, separate fitted kitchen and spacious bathroom suite, this will make an ideal starter home.

Service charge £1,496.76 pa

84 years lease

Council tax band B

Current EPC Rating 79

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 W.J. Meade Estate Agents. All subject to contract and to being unsold.