

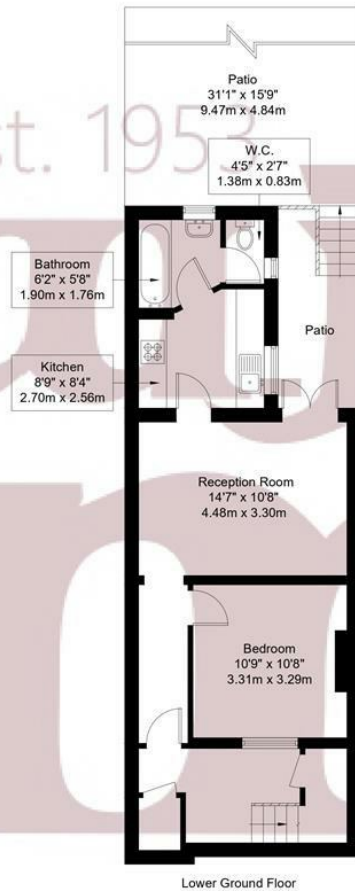


ELLESMERE ROAD, E3

£2,150 PER MONTH

- Private Garden
- Close to Local Ammenities
- Good Transport Links
- Modern Finished Kitchen
- Available Now
- Conservation Area

wj.
meade



Approx Gross Internal Area = 53.82 sq m / 579 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan



A well-presented one-bedroom basement flat with a private garden, available now on Ellesmere Road, E3. The property offers comfortable and practical living accommodation and would be ideal for a single person or couple. The flat comprises a spacious reception/living area, separate kitchen, one bedroom, bathroom and the added benefit of a private garden, providing an excellent outdoor space. Situated in the popular E3 area, the property is conveniently located for local shops, amenities and transport links.

Deposit is 5 week's rent

Service charge £n/a

Ground rent £n/a

Reserve fund £n/a

n/a years lease

Council tax band C

Current EPC Rating 67

Tenure:



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.