



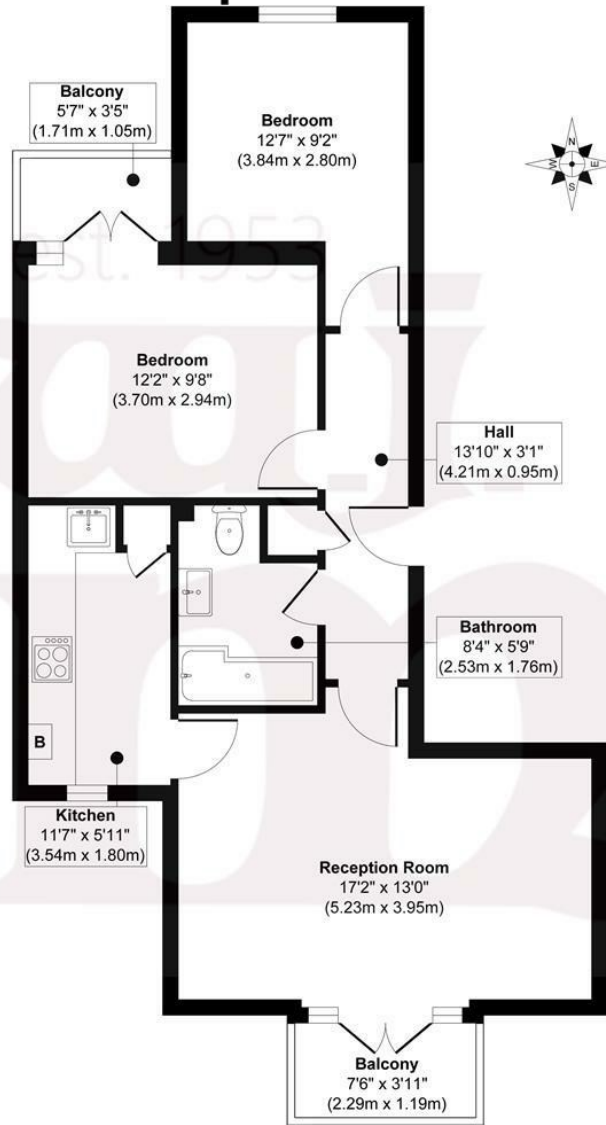
## EMPIRE WHARF, E3

£450,000

- Private Gated Development
- Two Balconies
- Canal Views
- Allocated Secure Parking
- Close to Victoria Park & Olympic Park
- Excellent Transport Links

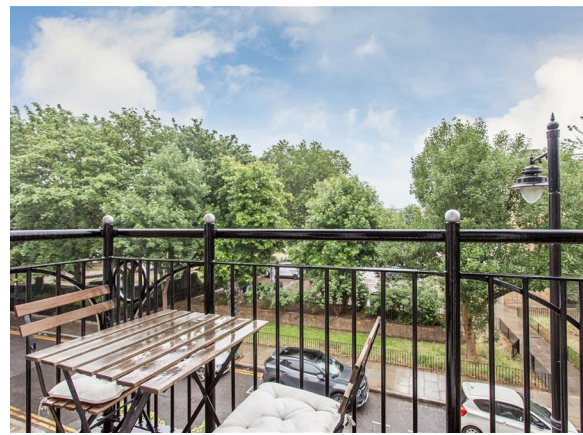
wj.  
meade

# Empire Wharf



**Approx. Gross Internal Floor Area 596 sq. ft / 55.42 sq. m**

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



WJ Meade are delighted to present this beautiful two bedroom apartment located next to Victoria Park and the Hertford Union Canal. Set on the second floor of a private gated development with allocated parking, communal bicycle storage. Arranged over 596 sq ft with a separate reception room, modern fitted kitchen, stylish bathroom and benefiting from two balconies. The property is situated with the array of amenities of Roman Road on your doorstep plus the social buzz of Hackney Wick and the Queen Elizabeth Olympic Park close by.

Service charge £n/a  
 Ground rent £n/a  
 Reserve fund £n/a  
 n/a years lease  
 Council tax band D  
 Current EPC Rating 80  
 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.