



## BOLAN APARTMENTS, E3

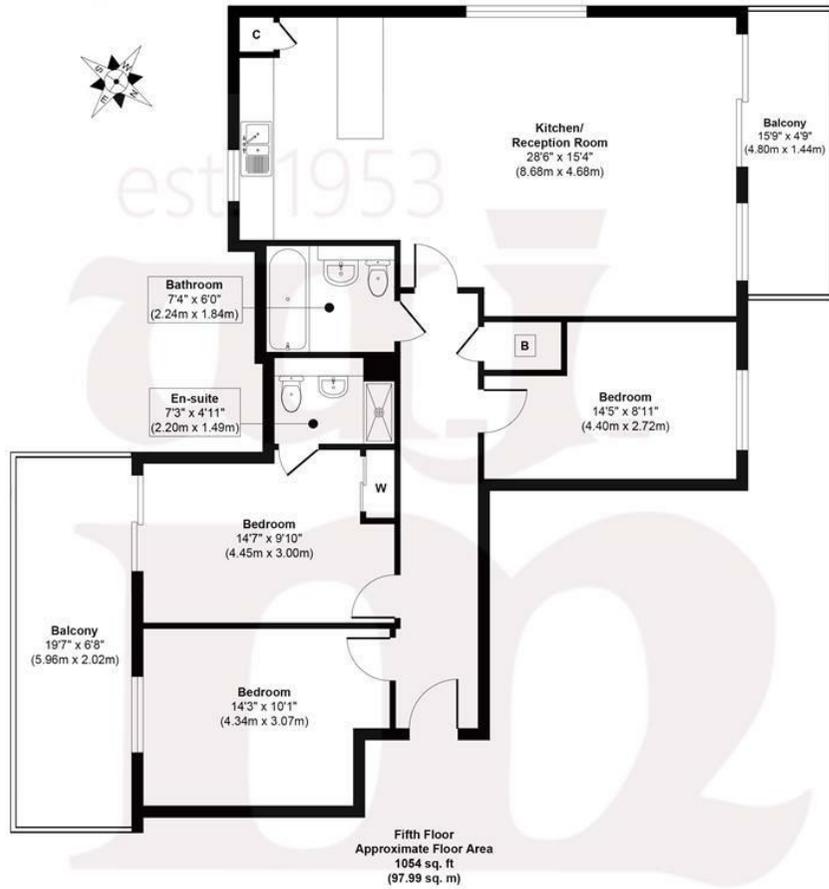
OFFERS IN EXCESS OF £600,000

- Chain free
- EWS1 compliant
- Top (5th) floor with fantastic natural light

- Two underground parking spaces
- Three double bedrooms / two bathrooms
- Balcony and roof terrace both with fantastic views

wj.  
meade

# Bolan Apartments



**Approx. Gross Internal Floor Area 1054 sq. ft / 97.99 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are pleased to offer this impressive three double bedroom top floor apartment within a prominently positioned modern development just a short walk from Mile End station. Arranged over 1054sq ft, featuring a triple aspect reception room with an open plan kitchen plus adjoining West facing balcony enjoying striking views towards the skyline of The City. The property also boasts a wonderful 20ft roof terrace which is East facing with an open aspect towards the tree line of the nearby Tower Hamlets Cemetery Park Nature Reserve. Situated within a short walk from Mile End Park, the Regents Canal and an array of amenities.

Estate service charge £2,279.20  
Block service charge £1,532.28  
Ground rent £250  
236 years lease  
Council tax band E  
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 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.