hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS





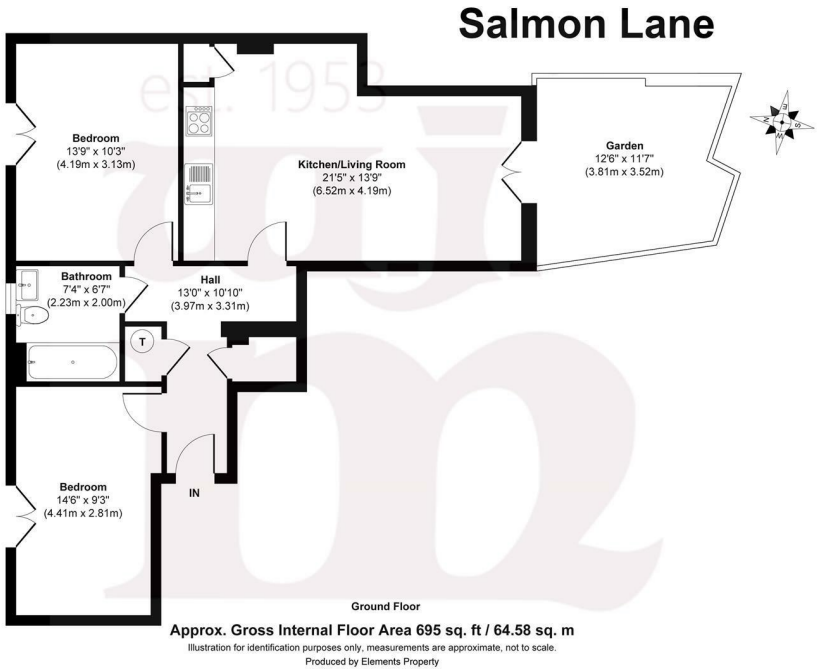


SALMON LANE, E14

£345,000 L/H

- South Facing Patio
- 695 sq ft
- Moments From Regents Canal & Limehouse Marina
- Chain Free
- Ideal Starter Home
- Well Connected

wj meade



Approx. Gross Internal Floor Area 695 sq. ft / 64.58 sq. m

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









WJ Meade are pleased to present this two double bedroom ground floor flat within a small private development. Arranged comfortably over 695 sq ft with an open plan fitted kitchen to reception with patio doors leading out to an enclosed courtyard ideal for catching the late afternoon sunshine. Located conveniently for Westferry (DLR) and Lomehouse (DLR & C2C) stations, with easy access into Canary Wharf as well as riverside walks alongside the Thames.

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.

Service charge £4,032.50
Ground rent £350
107 years lease
Council tax band D
Current EPC Rating 72
Tenure: Leasehold

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