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







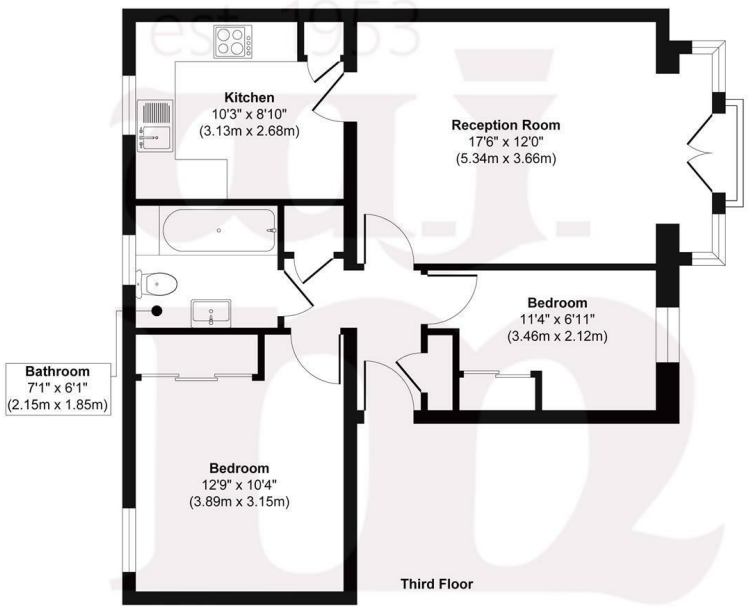
LAGONDA HOUSE, E3

£365,000 L/H

- Off street parking
- Eat-in kitchen
- Ideal starter home
- Abundance of storage space
- 619sq ft / 58sq m
- Leaseholder Right To Manage

wj meade

Lagonda House



Approx. Gross Internal Floor Area 619 sq. ft / 57.51 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 bedroom, top (3rd) floor apartment within a low-rise private development, set on a residential no-through road just a short walk from Bow Road underground station. The accommodation is arranged with a recently updated fitted kitchen, separate reception room and stylish bathroom suite. Boasting loft storage space, a rare find and a real benefit to enable a modern City lifestyle. The second bedroom is presented as a home office but has ample space for a double bed, providing longer term flexibility. Located conveniently for access into the City, as well as Canary Wharf and Stratford, with wonderful nearby public green spaces such as Victoria Park and the THCP Nature Reserve.

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 £1,655.12
Ground rent £200
93 years lease
Council tax band D
Current EPC Rating 77
Tenure: Leasehold

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