

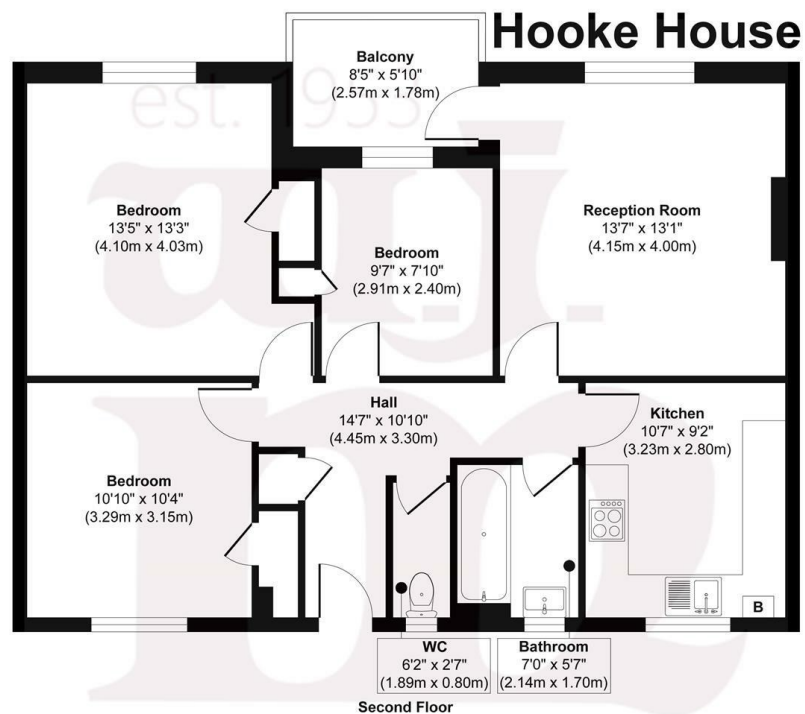


GERNON ROAD, E3

£450,000 L/H

- Extended Lease
- Lift To All Floors
- Secure Entrance With Entryphone System
- West Facing Balcony With Parkland Views
- Residents Permit Parking
- Chain Free

wj.
meade



Approx. Gross Internal Floor Area 816 sq. ft / 75.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are pleased to offer this three bedroom apartment overlooking Mile End Park. Set on the second floor of a low rise block, ideally situated just off Roman Road with its array of independent eateries and fresh produce. With Victoria Park, The Regents Canal & Mile End underground close at hand, this is a central location to enjoy all the vibrancy of East London. Arranged over 816 sq ft with a modern fitted kitchen, separate reception room with adjoining west facing balcony, contemporary bathroom and separate WC. Well presented throughout making this an ideal starter home with flexible accommodation and good storage.

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 £1,988.48 pa

Ground Rent £10.00 pa

176 Year Lease

Council Tax Band C

Current EPC Rating G

Tenure: Leasehold

