

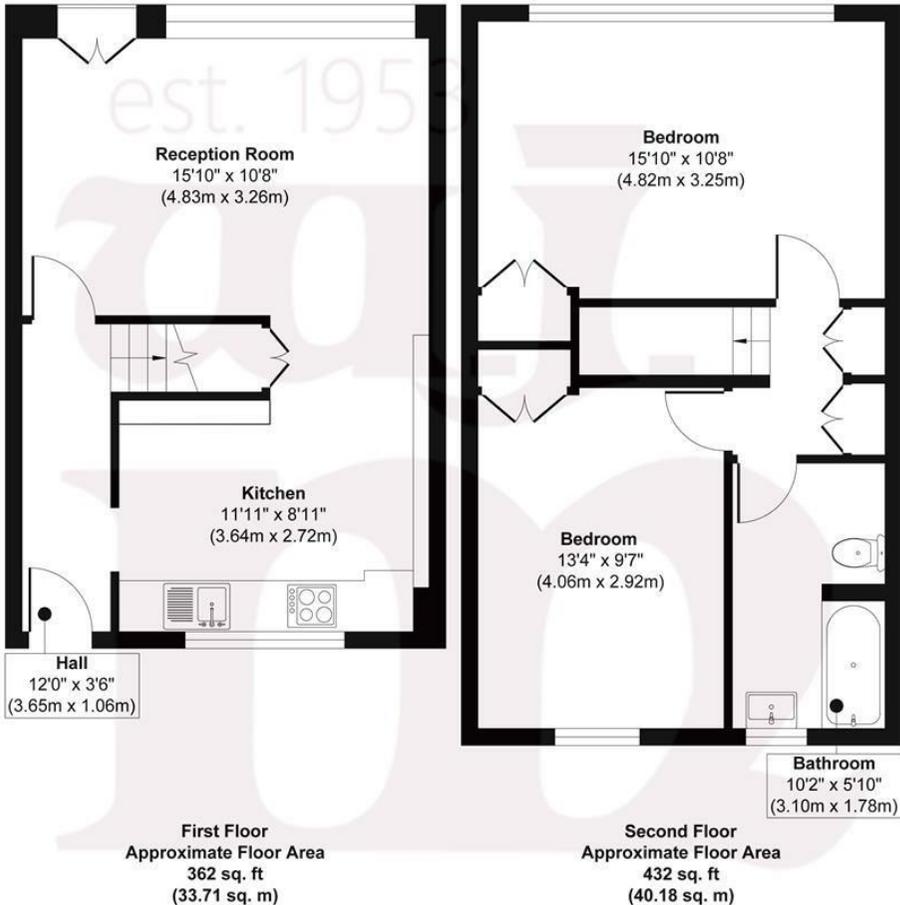


EMMOTT CLOSE, E1

OIEO £445,000 L/H

- Direct views across the Regents Canal & Mile End Park
- Chain free & extended lease
- Open plan social space
- Communal heating & hot water system
- Split level 794sq ft accomodation
- Secure block with intercom system

wj.
meade



Approx. Gross Internal Floor Area 794 sq. ft / 73.89 sq. m

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

Produced by Elements Property



WJ Meade are delighted to present this wonderful two bedroom maisonette overlooking the Regents Canal. Set across the 2nd and 3rd floors, with a stylish fitted kitchen which then opens through to a dining and reception space boasting floor to ceiling windows and Juliet balcony with direct water views. On the upper level there are two spacious bedrooms plus a bathroom suite with utility space. Located with excellent transport links nearby as well as an array of amenities and great walks alongside the canals up to Victoria Park or down to the Limehouse Marina and River Thames. To the rear of the block there is a secure communal garden ideal for peaceful relaxation.

Service charge £2,977.21 pa

Ground rent £10.00 pa

176 years lease

Council Tax Band B

Current EPC Rating 66

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.