



TRAMWAY COURT, 3 CANDLE STREET E1

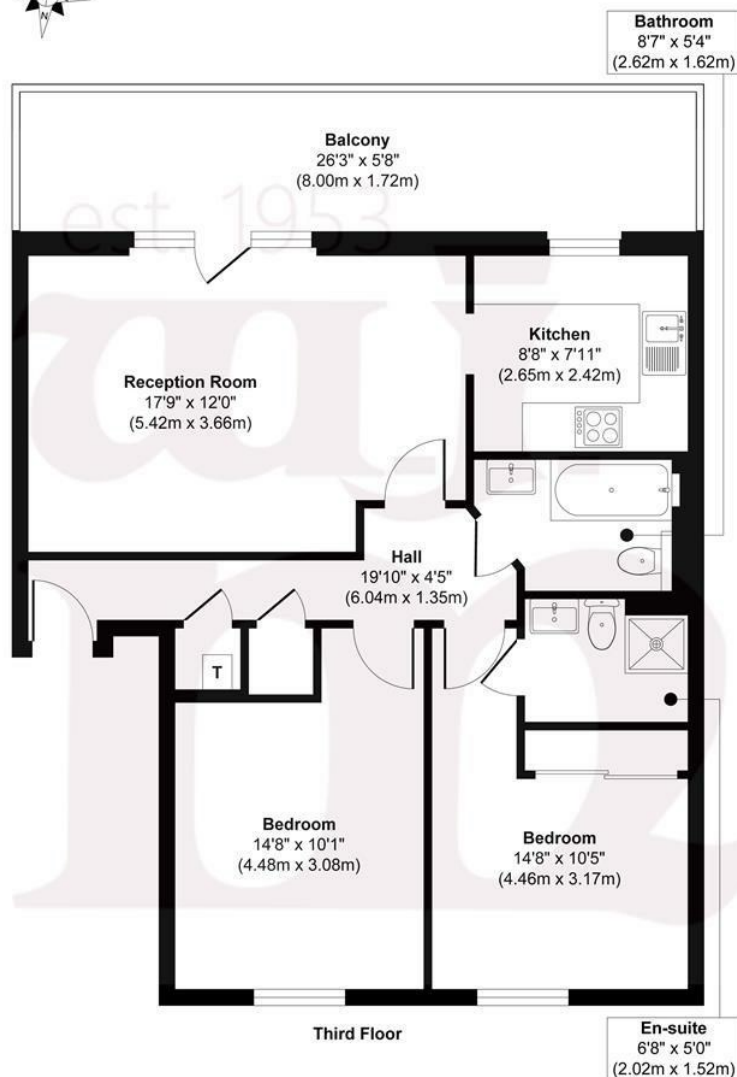
£495,000 L/H

- 150sq ft roof terrace
- Wonderful natural light throughout the day
- Secure underground parking
- Waterside setting
- Close to Stepney Green & Mile End stations
- Chain free

wj.
meade



Tramway Court



Approx. Gross Internal Floor Area 69 Sq M/743 Sq Ft

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



WJ Meade are excited to present this top floor two bedroom apartment with a full width, South facing, terrace overlooking the landscaped communal gardens and a side profile of the Regent's Canal. The lateral accommodation provides two good sized double bedrooms, two bathrooms and a spacious reception room opening to a fully fitted kitchen. Located moments from Mile End Park, with easy access to the East London hotspots of Shoreditch, Broadway Market and Victoria Park.

Service charge £185.70 monthly
Ground rent £150
Lease 125 years from 01/04/2007
Council tax band C
Current EPC Rating 81



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.