

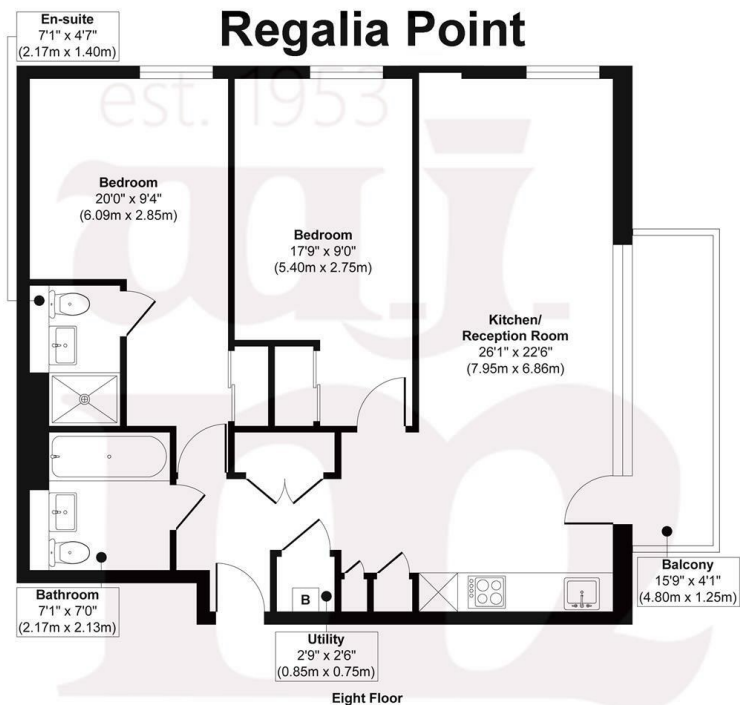


REGALIA POINT, E2

£625,000 L/H

- Stunning far reaching views
- Canal side setting
- 24 hr concierge
- High quality interiors
- Underground parking
- Chain free

wj.
meade



Approx. Gross Internal Floor Area 782 sq. ft / 72.74 sq. m

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

Produced by Elements Property



WJ Meade are pleased to present this impressive two bedroom apartment within a luxury modern development on the banks of the Regents Canal. Situated on the eighth floor with sweeping panoramic views across East London from the tree line of Victoria Park, across the Olympic Stadium and down towards the Canary Wharf cityscape. Featuring a bright and spacious reception room open plan to fitted kitchen, two double bedrooms and two designer bathrooms.

Service charge £3,541.42 pa

Ground rent £300 pa

114 years lease

Council Tax Band D

Current EPC Rating 77

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.