



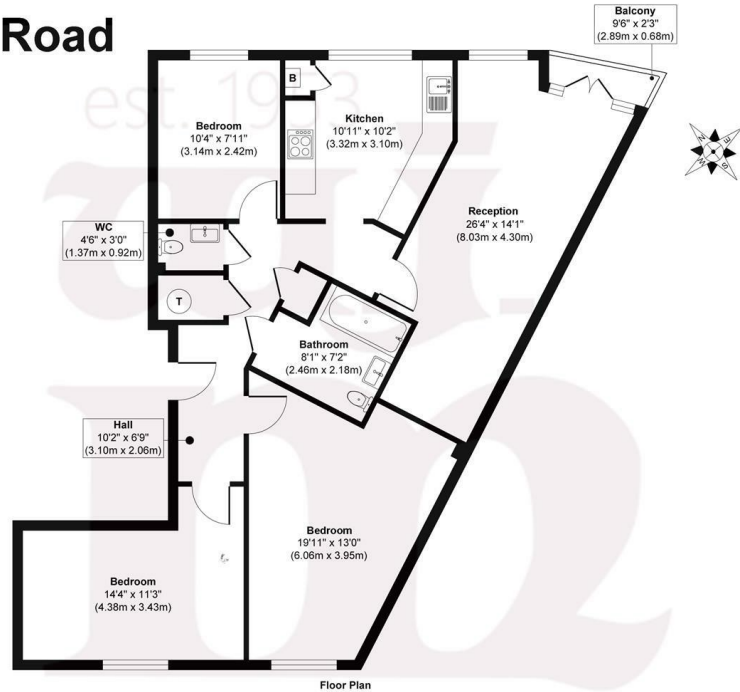
COBORN ROAD, E3

£550,000 -£575,000 L/H

- Secure modern development
- Three bedroom & 1.5 bathrooms
- Walking distance to Victoria Park & Regents Canal
- Spacious apartment (984sq ft / 91.5sq m)
- Excellent transport links
- Ample space for home working

wj.
meade

Coborn Road



Approx. Gross Internal Floor Area 984 sq. ft / 91.48 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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WJ Meade are delighted to present this spacious three bedroom apartment on the first floor of a modern development situated on the cusp of the Tredegar Square Conservation Area, within easy reach of Mile End, Bow Road and Bow Church DLR stations. Victoria Park, the Regents canal, and the historic Roman Road Market - alongside a vibrant selection of local pubs, restaurants and everyday amenities - are all just a short walk away. Arranged over 984 sq ft, the accommodation features an impressive reception room with adjoining balcony, separate eat-in kitchen, a family bathroom and guest cloakroom. All rooms are well proportioned providing ample space for home working, creating a versatile home perfectly suited to modern city living with plenty of room to grow into longer term.

Service charge £2,297.87 pa
 Ground rent £250 pa
 107 years lease
 Council tax band E
 Current EPC Rating 80
 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.