



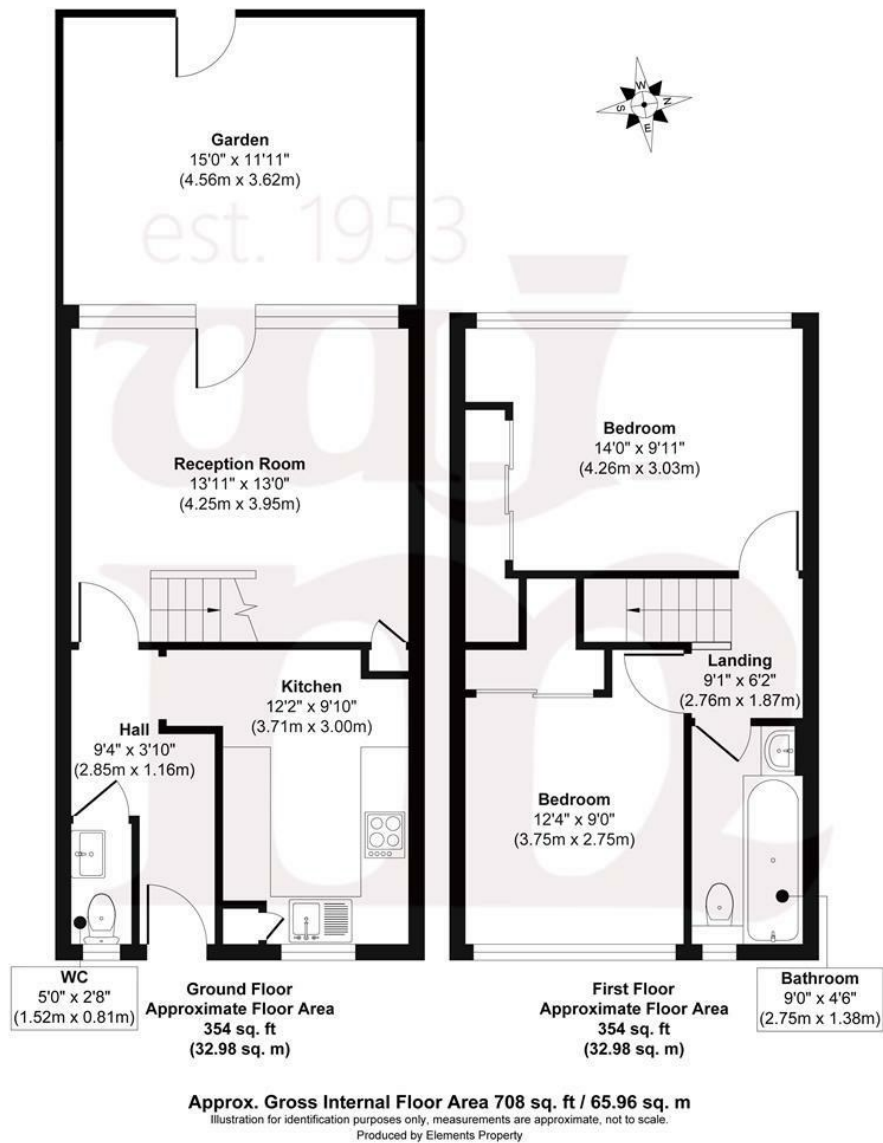
CRONDALL COURT, ST. JOHN'S ESTATE, N1

£535,000 LEASEHOLD

- Extended lease (177 years remaining)
- Split level maisonette
- New combi boiler
- Own West facing garden
- Refurbished windows
- No through road setting

wj.  
meade

# Crondal Court



WJ Meade are delighted to present this two bedroom garden maisonette, situated in the vibrant heart of Shoreditch surrounded by some of the best amenities and attractions that East London and the City have to offer. With an East to West orientation, the property is blessed with natural light, from the private entrance at the front the accommodation is arranged with an eat-in kitchen, separate reception room and guest cloakroom across the ground floor, then upstairs are the two double bedrooms and modern bathroom suite. There are an array of excellent public transport links immediately accessible, but the real joy is the range of hospitality, public parks and historic East End landmarks all within easy walking distance.

Service charge £2,132.41  
Ground rent £9.00  
Lease- 177 years remaining  
Council tax band B  
Current EPC Rating 76  
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.