



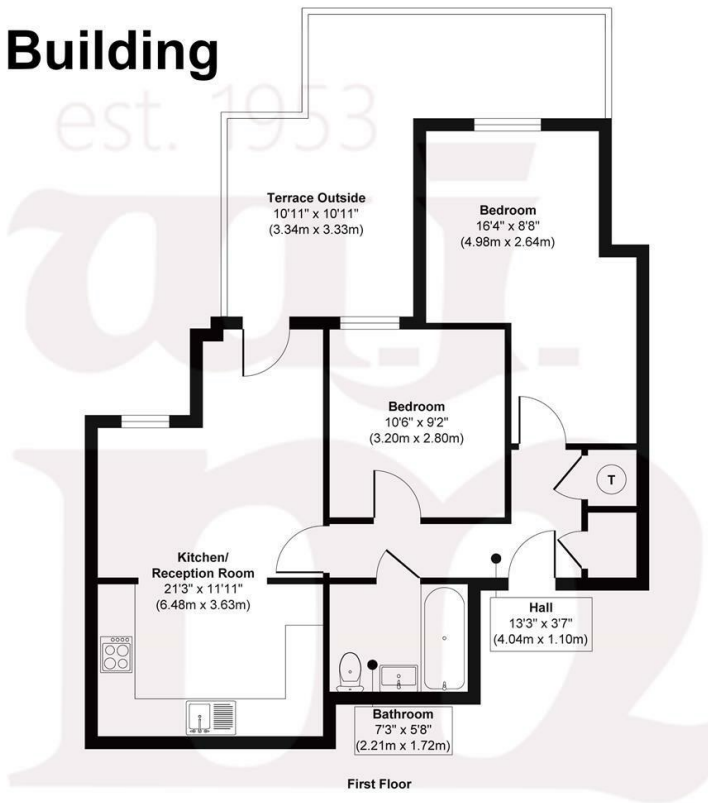
## EMERSON BUILDING, E3

£425,000 L/H

- Communal Roof Terrace
- Peppercorn Ground Rent
- Great Local Amenities
- Private Courtyard
- Located just off of Roman Road
- Great Storage Options

wj.  
meade

# Emerson Building



**Approx. Gross Internal Floor Area 582 sq. ft / 54.08 sq. m**

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

Produced by Elements Property



WJMeade are pleased to present this two bedroom apartment for sale in Emerson Building, a former church conversion, situated just off of Roman Road. Set on the first floor of this unique block, the property comprises a fantastic open-plan kitchen/ reception room, which leads out onto the private courtyard terrace. The property also had two double bedrooms, family bathroom and two storage cupboards located in the hallway. Perfect location for those wanting to be close to Victoria Park, Roman Road and Mile End Tube Station.

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.

Service charge: £2157.6  
Ground rent: Peppercorn  
105 years left on lease  
Council tax band D  
Current EPC Rating 67  
Tenure: Leasehold

