



## WILLIAM CASLON HOUSE, BETHNAL GREEN, E2, E2

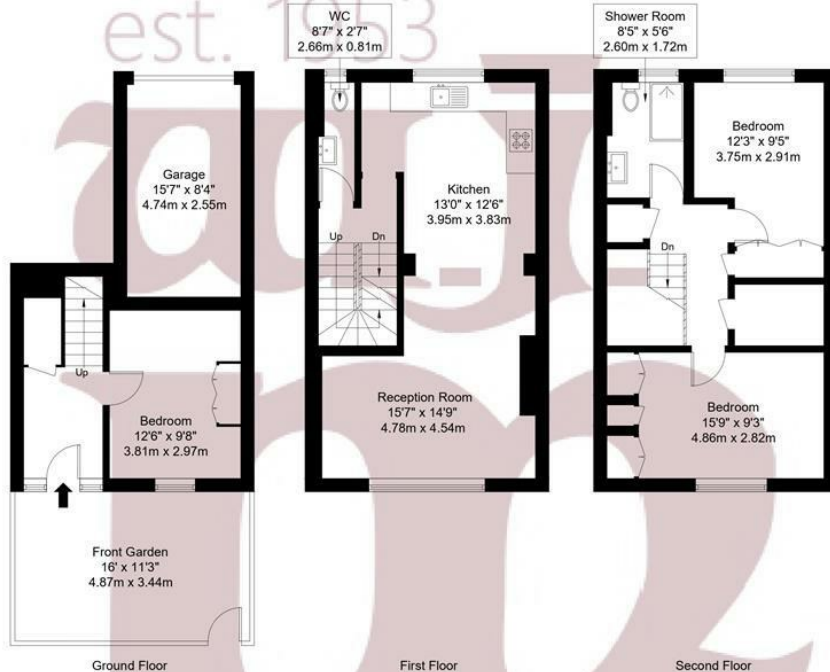
£2,500 OFFERS IN EXCESS

- Modern Kitchen & Bathroom
- Next to Cambridge Heath Station
- No HMO licence - Families Only
- Three Storey Family House
- Garage for Parking
- Private Front Garden

**wj.  
meade**



## Patriot Square



Approx Gross Internal Area = 104.89 sq m / 1129 sq ft  
Garage = 12.11 sq m / 130 sq ft  
Total = 117 sq m / 1259 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan



W J Meade are pleased to present for this three double bedroom house, in a popular residential part of Bethnal Green. Arranged over three floors, this 1129 sq ft house comprises one of the double bedrooms on the ground floor, then up to the first floor there is a modern kitchen which leads onto the large wrap around reception room and W/C (first floor). Up to the second floor, there the other two bedrooms along with a modern family bathroom. Situated conveniently for Bethnal Green underground station with quick access into the City, the Young V&A Museum and a short walk to the vibrant Columbia Road Flower Market and Brick lane. Benefits also include a front garden and private garage. The property does not have a HMO licence, so occupants must be related as one household. Deposit is 5 week's rent.

Service charge £n/a

Ground rent £n/a

Reserve fund £n/a

n/a years lease

Council tax band E

Current EPC Rating 65



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.