



## EMPIRE WHARF, 235 OLD FORD ROAD E3

OIEO £550,000 L/H

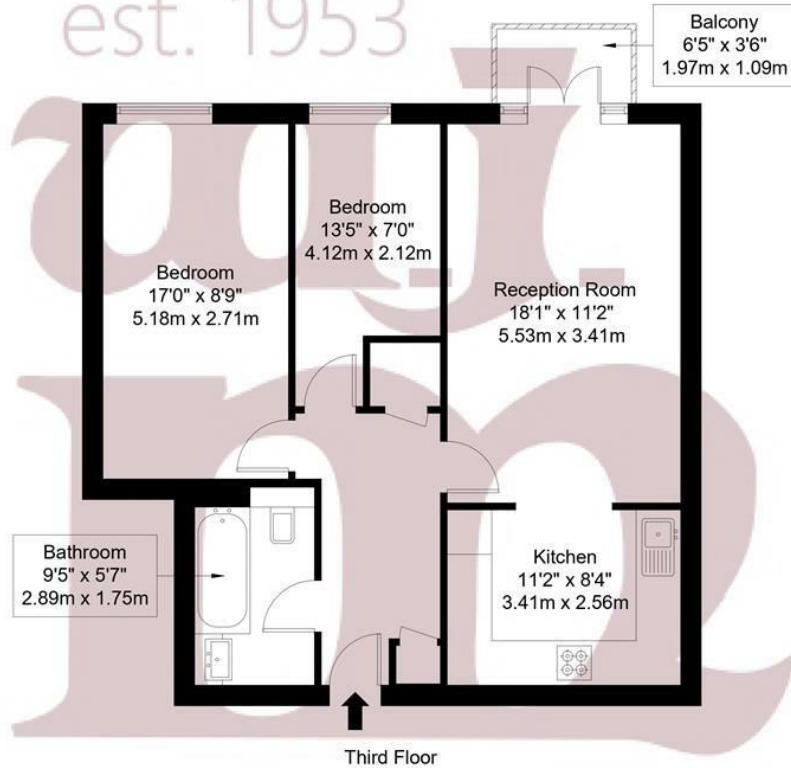
- Canal and Park Views
- 701 sq ft / 65 sq m
- Excellent Transport links
- Open Plan Kitchen/Reception
- High Ceilings
- Secure Gated Parking

**wj.**  
**meade**





est. 1953



Approx Gross Internal Area = 65.09 sq m / 701 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.  
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WJ Meade are delighted to present this beautiful two bedroom apartment overlooking the Hertford Union Canal and Victoria Park. Set on the third floor of a private gated development with allocated parking, communal bicycle storage and shared terrace alongside the waterway. All main rooms enjoy the wonderful outlook with the stand out being the balcony affording the best of the panorama. Situated with the array of amenities of Roman Road on your doorstep plus the social buzz of Hackney Wick close by.

Service charge £1,697.82  
Ground rent £350  
Lease - 125 years from 1994  
Council tax band E  
Current EPC Rating 75



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 WJ. Meade Estate Agents. All subject to contract and to being unsold.