

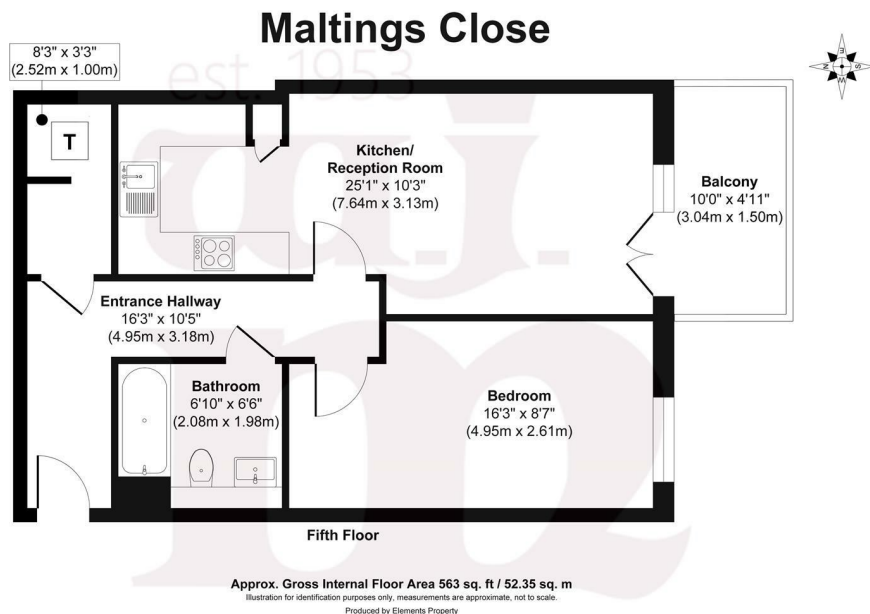


MALTINGS CLOSE, LONDON E3

£295,000 LH

- Contemporary Bathroom Suite
- BSA Landlord Certificate Available
- Water Views
- Secure Allocated Parking
- South Facing Balcony
- Daytime On Site Porter

wj.
meade



WJ Meade are pleased to present this one bedroom apartment on the fifth floor of a gated development. Arranged over 563 sq ft with an open plan fitted kitchen to reception which has double doors leading out to a balcony enjoying a south facing aspect alongside the River Lea. Well situated for Bromley By Bow tube as well as riverside walks up into The Queen Elizabeth Olympic Park, with the buzz of Hackney Wick and amenities of Westfield shopping centre nearby, this is a great spot for a starter home.

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 £2,406.80 pa
Ground rent £390
106 years lease
Council Tax Band
Current EPC Rating 87

