



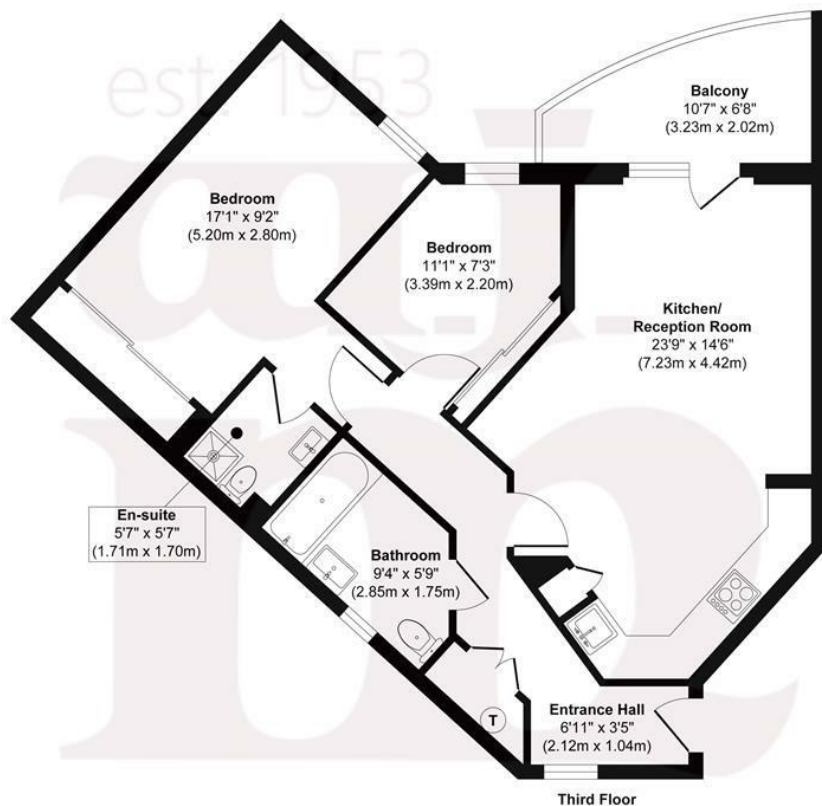
BOW BELL TOWER PANCRAS WAY E3

OIEO £400,000 L/H

- Chain Free
- Secure Underground Parking
- ESW1 - A1
- On Site Concierge
- 999 Year Lease
- Gas Central Heating

wj.
meade

Bow Bell Tower



Approx. Gross Internal Floor Area 700 sq. ft / 65.06 sq. m

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

Produced by Elements Property



WJ Meade are pleased to offer this well presented two double bedroom apartment on the third floor of a modern private development. Arranged with an open plan kitchen to reception room with a South facing balcony. Both bedrooms have fitted wardrobes and the master boasts an en suite shower room. Situated nearby to the wonderful green spaces of Victoria Park, the buzz of Hackney Wick and the transport links of Bow Church DLR and Bow Road underground stations.

Service charge £3,389

Ground rent £250 pa

Reserve fund £660.80

999 years lease

Council tax band D

Current EPC Rating 82



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.