



BLONDIN STREET, BOW E3

£549,995

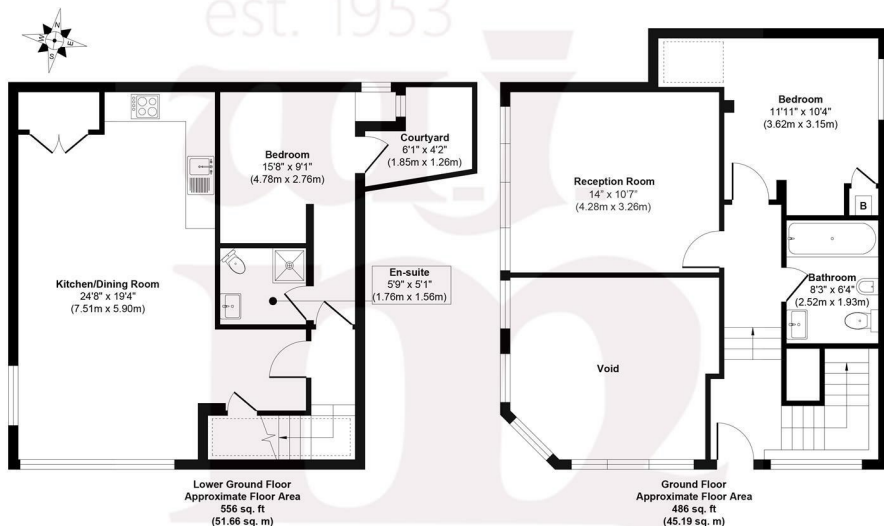
- Private enclosed courtyard
- Chain free
- Character property with East London heritage
- Stylish interiors
- 1042 sq ft / 97 sq m
- Fantastic social space

**wj.**  
**meade**



## Blondin Street

est. 1953



Approx. Gross Internal Floor Area 1042 sq. ft / 96.85 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are delighted to present this impressive 1042sq ft duplex apartment, part of a Victorian public house conversion situated within the Fairfield Road Conservation Area. The Caledonian Arms, a Watney's Brewers Pub, has been present since at least 1851, standing alongside the former Bryant & May match factory, a real piece of East London history. Across the ground floor the accommodation is arranged with a double bedroom, bathroom and reception room with mezzanine overlooking the dining area. On the lower ground floor there is the second double bedroom with an en suite shower room and access out to a small sunken courtyard, plus the spacious open plan kitchen to dining area with double height ceilings. Located conveniently for Bow Church DLR and Bow Road tube stations, as well as the amenities of Roman Road, public green spaces such as Victoria Park and the buzz of Hackney Wick.

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 £n/a  
Ground rent £n/a  
Reserve fund £n/a  
n/a years lease  
Council tax band E  
Current EPC Rating 76

