



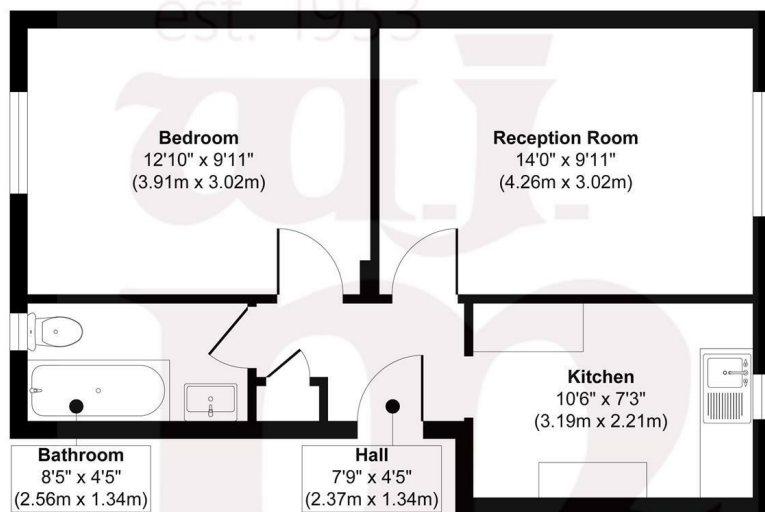
COLEGRAVE ROAD, E15

£225,000

- Chain Free
- Close to the Queen Elizabeth Olympic Park
- Purpose built block
- Excellent Transport Links
- Great first purchase or investment opportunity
- Rapidly developing part of East London

wj.
meade

Miles Lodge



First Floor
 Approx. Gross Internal Floor Area 427 sq. ft / 39.74 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



WJ Meade are pleased to offer for sale this first floor one bedroom apartment. Arranged over 427 sq ft, the property has a eat-in kitchen, separate reception room and a three piece bathroom suite. Situated close to the Stratford and Westfield shopping centres as well as the Queen Elizabeth Olympic Park.

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 £1,307.24 pa
 Ground rent £50 pa
 95 years lease
 Council Tax Band B
 Current EPC Rating 68

