



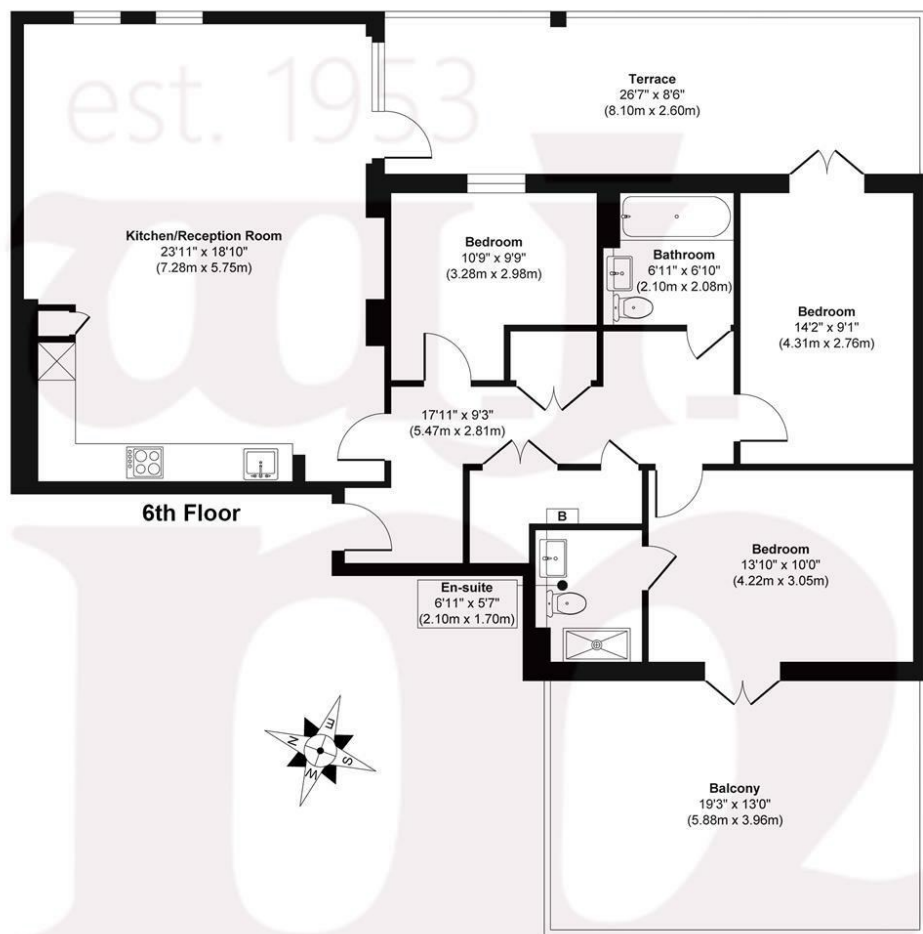
NELLIE CRESSALL WAY, E3

£685,000 LEASEHOLD

- Amazing 250sq ft roof terrace
- 1082sq ft / 101sq m
- EWS1 compliant
- Chain free
- Secondary East facing terraced balcony
- Residents gardens & secure cycle storage

wj.  
meade





**Approx. Gross Internal Floor Area 1082 sq. ft / 100.53 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 sixth floor three double bedroom apartment within the St Pauls Square development. With far reaching vistas to Canary Wharf and The City, the accommodation is spread over 1082sq ft to include a spacious open plan kitchen to reception with adjoining terraced balcony ideal for al fresco entertaining. The master bedroom boasts a luxurious en suite shower room and then also access out to a stunning West facing roof terrace with impressive views and a great relaxing space bathed in the afternoon sunshine. Situated in a rapidly transforming neighbourhood with the amenities of Mile End on your doorstep, along with access to a variety of wonderful public parks, canals and excellent transport links.

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 £3,251.72  
Ground rent £300.00  
Lease 240 years remaining  
Council tax band E  
Current EPC Rating 86

