



CHISENHALE ROAD, E3

£825,000 LEASEHOLD

- Wonderful Period Conversion
- Eat-in Kitchen
- Forward Chain in place
- Waterside Setting
- Residents Permit Parking
- Moments From Victoria Park

wj.  
meade



# Chisenhale Road



WJ Meade are delighted to present this beautiful canal-side Victorian maisonette within the highly coveted Driffield Conservation Area. The Split level accommodation covers 975 sq ft, with a through reception room, Kitchen/breakfast room, two double bedrooms and a sumptuous four piece bathroom including a roll-top bath positioned to maximise the view out of the window to the tranquil Hertford Union waterway. To the rear there is a landscaped garden extended to over 49 foot abutting the canal with a covered seating area ideal for alfresco entertaining.

Service charge £380.58

Ground rent £10

Lease 125 years from 17/07/1989

Council tax band D

Current EPC Rating 69



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.