



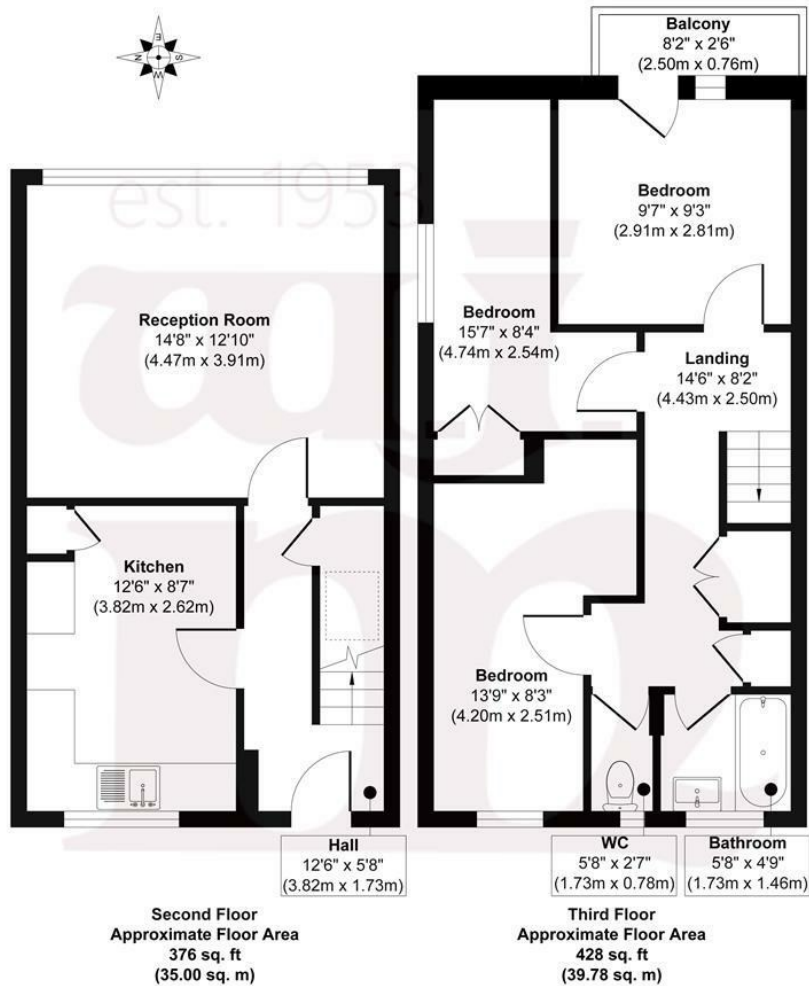
GUERIN SQUARE, E3

£395,000 LH

- Chain free
- Split Level Accommodation
- Resident Permit Parking
- Extended 178 Year Lease
- Excellent Central Location
- Floor To Ceiling Windows In The Reception

wj.
meade

Guerin Square



WJ Meade are pleased to offer this three bedroom maisonette set over the 2nd and 3rd floors of a low-rise block. Arranged over 808sq ft with an eat-in kitchen and separate south facing reception room across the lower level, then a bathroom with separate WC and the bedrooms on the upper level. Situated next to the Tredegar Square Conservation Area, convenient for Mile End and Bow Road tube stations.

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 £1,958.78 pa
Ground rent £10.00 pa
178 years lease
Council Tax Band C
Current EPC Rating 64

