



PALMERS ROAD, E2

£475,000

- Alongside The Regents Canal
- 18 Ft Balcony
- Secure Underground Parking

- South & East Facing
- 24 Hour Concierge
- Chain Free

wj.  
meade



# Regalia Point

**Balcony**  
18'5" x 3'10"  
(5.61m x 1.16m)



**Kitchen/Reception Room**  
31'10" x 16'10"  
(9.70m x 5.13m)

**Utility**

**Bedroom**  
13'11" x 11'6"  
(4.23m x 3.51m)

**Bathroom**  
7'4" x 6'3"  
(2.17m x 1.91m)

**Ninth Floor**

**Approx. Gross Internal Floor Area 545 sq. ft / 50.68 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are delighted to present this amazing ninth floor apartment boasting a dramatic panoramic outlook across the East London Skyline. The high quality interiors are spread over 545 sq ft with an open plan fitted kitchen to reception, luxury bathroom suite, utility cupboard and bedroom with dressing area. Located in between Mile End Park and Meath Gardens, with Victoria Park just a short walk away.

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 £2,417.32

Ground rent £350

125 years lease from 01/06/2015

Council tax band C

Current EPC Rating 81

Tenure: Leasehold

