



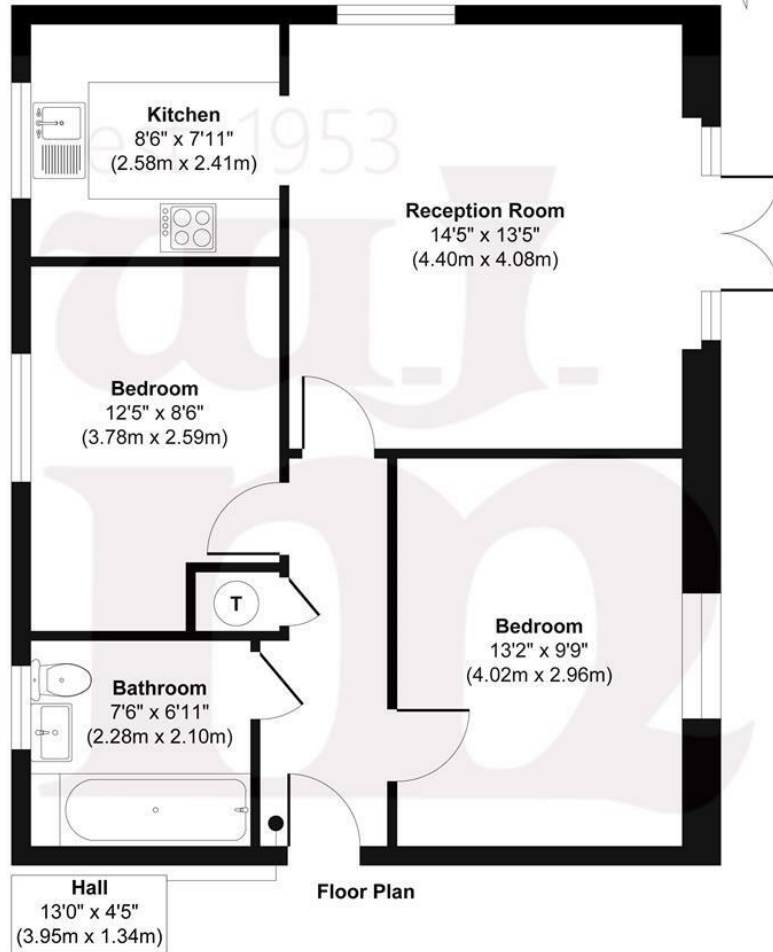
## QUEENSBERRY PLACE, MANOR PARK, E12

£315,000

- Newly Refurbished Throughout
- New Carpets & Flooring
- Two Double Bedrooms
- Chain Free
- Excellent Transport Links
- Private Patio

wj.  
meade

# Queensberry Place



**Approx. Gross Internal Floor Area 625 sq. ft / 58.07 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are delighted to offer this spacious two bedroom modern apartment having been completely refurbished throughout including a new kitchen and carpets. The property benefits from being fully vacant and has excellent transport links with Manor Park, Woodgrange and East Ham stations close by.

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 £1,992 pa  
Ground rent £120 pa  
101 years lease  
Council tax band C  
Current EPC Rating 62  
Tenure: Leasehold

