

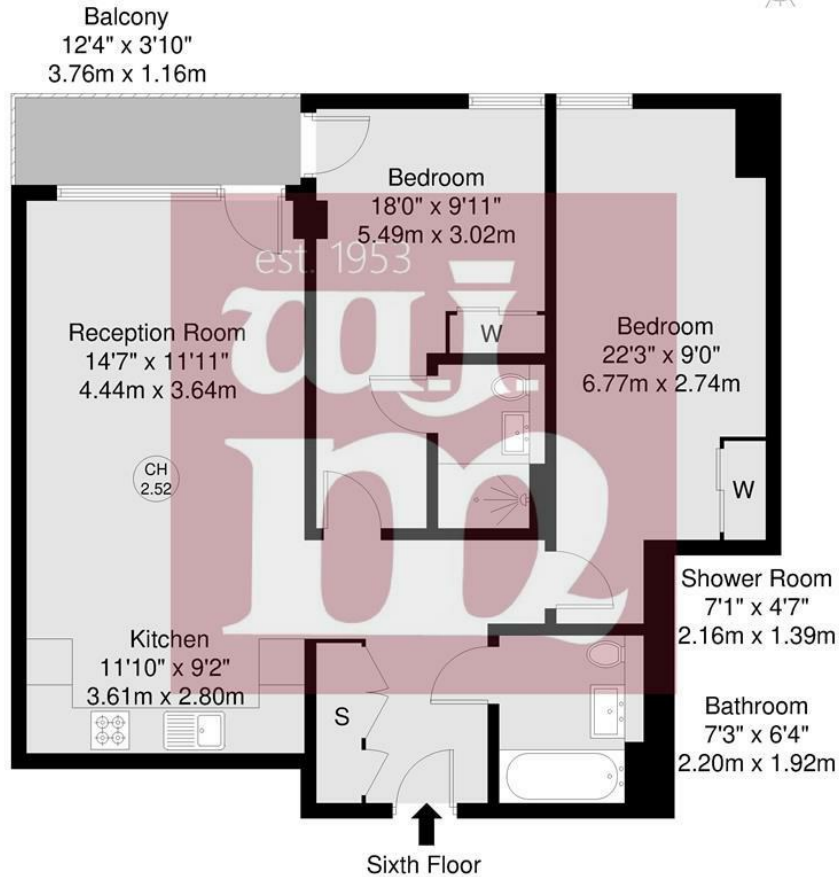


REGALIA, POINT, PALMERS ROAD, BETHNAL GREEN E2

£550,000 L/H

- BSA Landlord Certificate
- Chain free
- High quality fixtures and fittings
- Concierge service
- Underground car parking
- West facing orientation

wj.
meade



WJ Meade are delighted to present this two double bedroom, two bathroom apartment on the sixth floor of Regalia Point, a luxury modern development in between The Regents Canal and Meath Gardens, a short walk from Mile End and Bethnal Green tube stations as well as the award winning Victoria Park. With a 24hr concierge lobby on entrance to the building plus secure underground car parking and communal bicycle storage. The accommodation is arranged over a comfortable 822sq ft, with a designer fitted kitchen open plan to reception room and adjoining West facing balcony which makes the most of the afternoon sunshine.

GROSS INTERNAL AREA (GIA) The footprint of the property: 76.4 sq m / 822 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area: 2.6 sq m / 28 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Veranda etc: 4.3 sq m / 46 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m: 0.09 sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Service charge £3,140 pa

Ground rent £300 pa

115 years lease

Council Tax Band D

Current EPC Rating 85

Tenure: Leasehold



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 WJ. Meade Estate Agents. All subject to contract and to being unsold.