



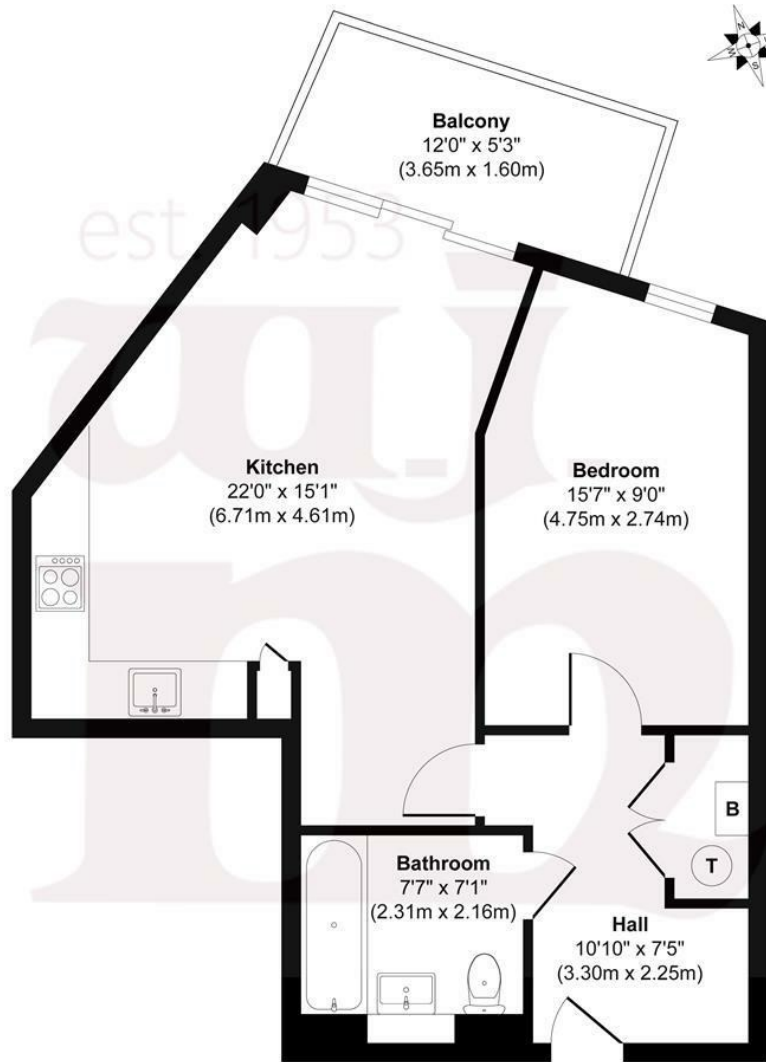
CITYVIEW POINT, LEVEN ROAD, E14

OFFERS IN EXCESS OF £350,000

- Secure underground car parking
- On-site concierge
- 999 year lease
- Communal roof terrace with stunning views
- EWS1 Compliant
- Modern riverside development

wj.
meade

Cityview Point



Approx. Gross Internal Floor Area 528 sq. ft / 49.11 sq. m

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

Produced by Elements Property



WJ Meade are excited to present this impressive sixth floor apartment directly fronting the River Lea, with views across the water and far beyond. Arranged over 528sq ft, with a stylish open plan fitted kitchen to reception room with space for dining and then an adjoining balcony perfect for enjoying the tranquil waterside setting. Situated in a fast development neighbourhood, with good access into the City, Canary Wharf and Stratford via the nearby DLR station at East India. Within walking distance you will also find all the amenities, shops, bars at restaurants at Canary Wharf, plus the secure underground parking space offers vehicle owners the perfect route out of London via the A12/M11.

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 £1,967.23

Ground rent £459.16

989 years lease

Council Tax band C

Current EPC Rating 85 (B)

Tenure: Leasehold



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