



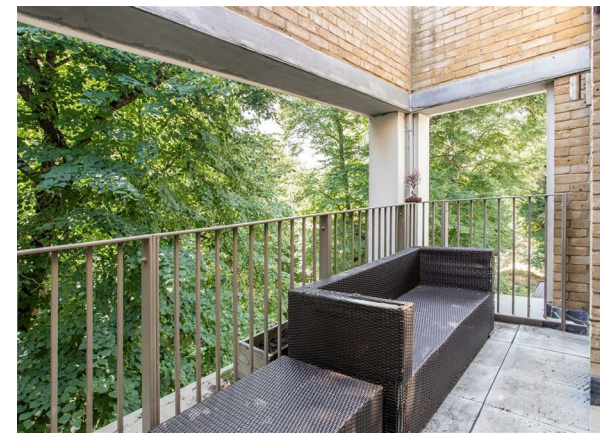
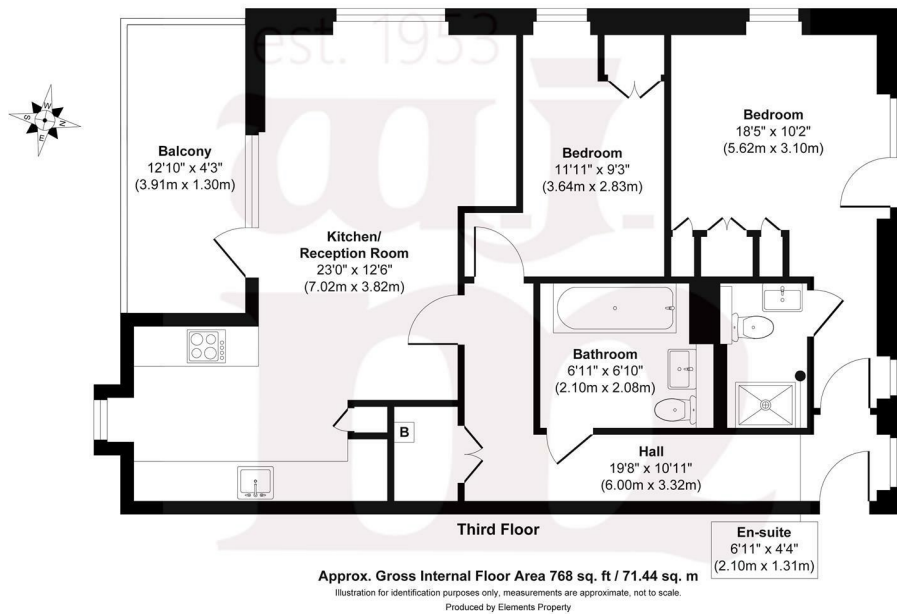
## SIREEN APARTMENTS, ST. CLEMENTS, RICHARD TRESS WAY E3

£625,000 L/H

- Chain Free
- South Facing Balcony
- Communal Secure Bicycle Storage
- Top Floor Apartment
- Residents' Gardens & Children's Play Areas
- Community Heating & Hot Water System

wj.  
meade

## Sireen Apartments



WJ Meade are delighted to present this beautiful two double bedroom top floor apartment within a modern building, part of the iconic St Clements development. The accommodation is spread across 768 sq ft, running from the front to the back of the building with windows to three sides allowing in great natural light, especially to the reception which enjoys a south facing balcony and an outlook onto the historic Cemetery Park. The apartment benefits from high quality fixtures throughout including two luxury bathrooms and a fully integrated kitchen with stone counter tops. A tranquil and peaceful setting, away from traffic noise, yet just a short distance from the Mile End underground station.

\*Street view on Google Maps is yet to be updated as the development is still new

\*Furniture in reception has been added using AI imagery

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 £3,623 pa

Ground rent £275 pa

239 years lease

Council tax band D

Current EPC Rating 81

Tenure: Leasehold

