



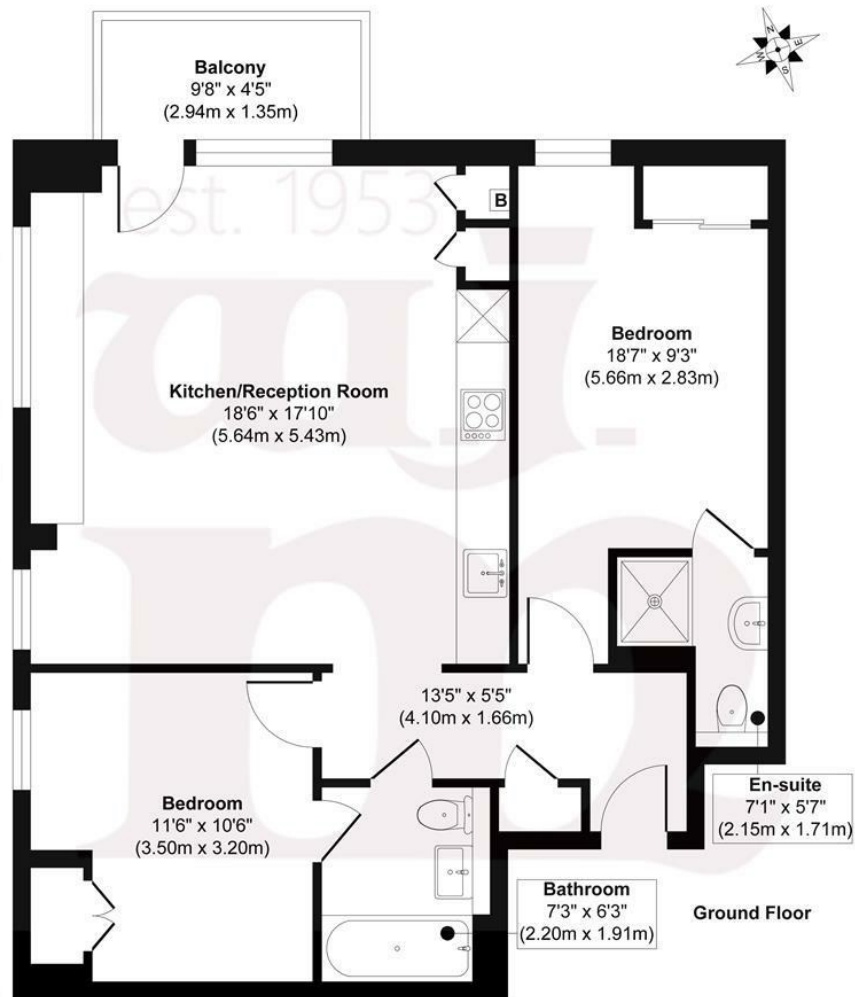
GRAPHITE POINT, PALMERS ROAD, E2

£595,000 L/H

- South Facing Balcony
- 24 Hr Concierge
- Secure Communal Bicycle Storage
- Underfloor Heating Throughout
- Canal And Park Views
- Epitome Of Modern London Lifestyle

wj.
meade

Graphite Point



Approx. Gross Internal Floor Area 758 sq. ft / 70.47 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are delighted to present this stunning two bedroom apartment directly fronting the Regents Canal. The bright waterside outlook is complimented by voluminous ceiling height and an open plan layout. The high quality interiors include a sleek contemporary fitted kitchen. A premium modern development in a superb setting affording immediate access out into parkland and canal path network leading up through Victoria Park to Broadway Market and beyond, then also down to the Limehouse Marina by the river Thames.

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 £3,299.15
Ground rent £400
117 years lease
Council tax band D
Current EPC Rating 78
Tenure: Leasehold

