



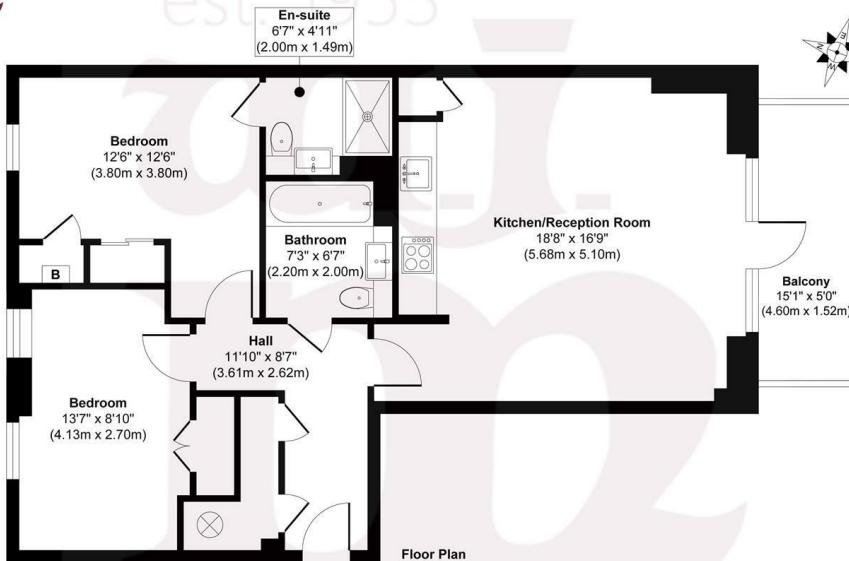
## FURLONG COURT, E3

£475,000 L/H

- Two Bedrooms with Two Bathrooms
- 992 Year Lease
- Chain Free
- South Facing Balcony
- Communal roof terrace
- Secure bicycle storage

wj  
meade

## Furlong Court



W J Meade are pleased to present this two bedroom apartment for sale. Spanning in excess of 773 sq ft of accommodation benefiting of a South facing balcony enjoying a fabulous outlook of the Canary Wharf. This well maintained property enjoys an abundance of natural light with a perfect set up for sociable entertaining. Both bedrooms are well proportioned alongside two luxury contemporary stylish bathroom suites, quality fixtures and fittings all creating the epitome of London living.

Situated opposite Mile End park, there is immediate access to public green spaces and onto the Regent's canal with its walkways down to the Limehouse Marina and River Thames, as well as up to Victoria Park, Broadway Market and beyond. With hyper optic broadband enabling the hybrid set up of office life with working from home. The building also offers a communal roof terrace and resident's secure bicycle storage.

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 they form 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 £2,836.68 pa  
 Ground rent £350 pa  
 992 years lease  
 Council Tax Band D  
 Current EPC Rating 83  
 Tenure: Leasehold

