



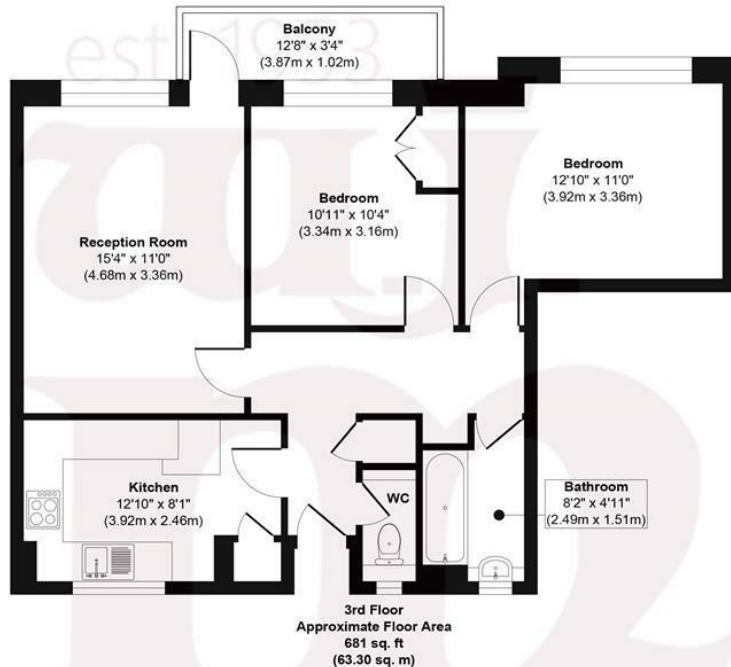
ANSELL HOUSE, MILE END ROAD E1

£375,000 L/H

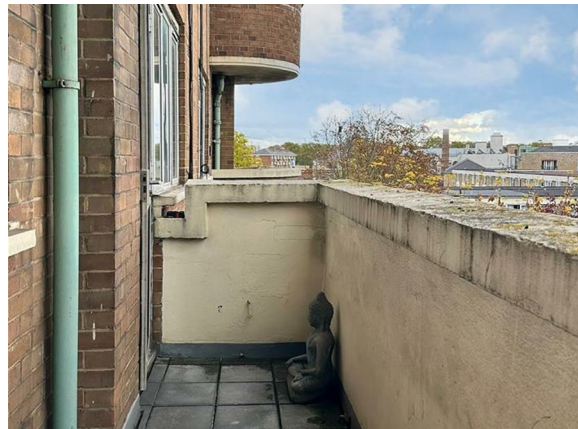
- Extended lease
- South facing balcony
- Vibrant community
- Chain free
- Heating & hot water as part of service charge
- Excellent transport amenities

wj.
meade

Ansell House



Approx. Gross Internal Floor Area 681 sq. ft / 63.30 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are pleased to present this two double bedroom flat on the third floor of a gated local authority block. Prominently positioned station with the new Queen Elizabeth (Crossrail) line. The property is well configured with an eat-in kitchen, bathroom with separate WC and a spacious reception with adjoining South facing balcony.

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.

Service charge £4,066.22 pa
Ground rent £10.00 pa
172 years lease
Council Tax Band C
Current EPC Rating 69
Tenure: Leasehold

