



PRICE GUIDE

£460,000

Wick Lane

London, E3 2JJ



Guide Price: £460,000- £480,000

Located moments from Victoria Park is this large split level 2 double bedroom apartment located within a well kept gated development.

The property features a good size reception room with private balcony overlooking the communal gardens, ground floor W/C and modern fitted kitchen.

The 1st floor features 2 double bedrooms and family bathroom.

The property also benefits from a video entry phone system, double glazed windows, private balcony over the communal Japanese gardens.

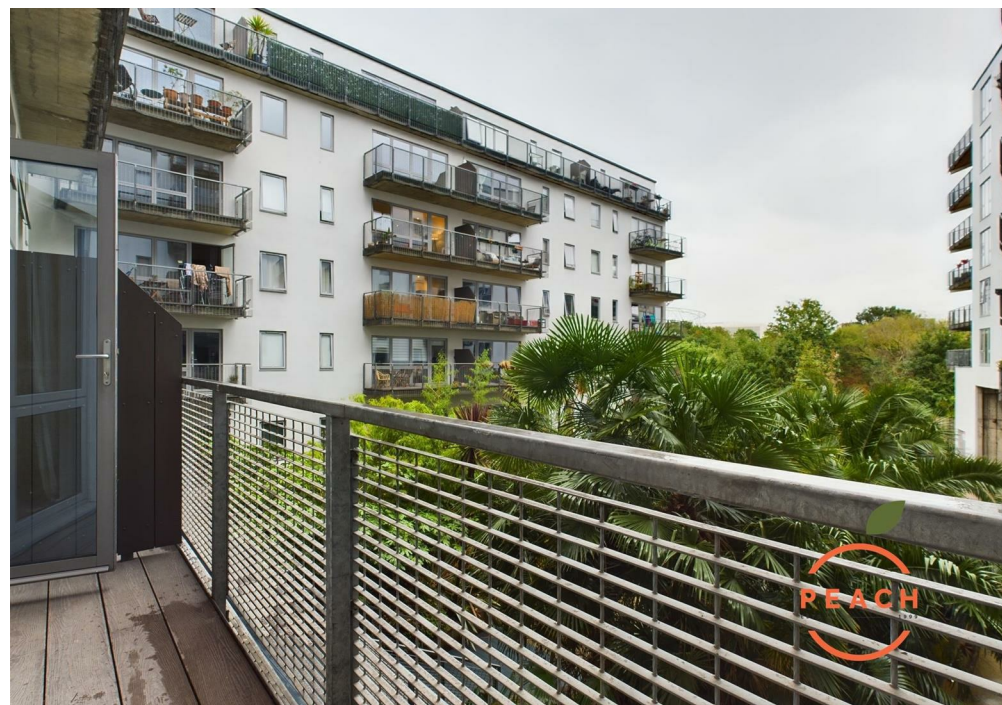
Riverside apartments are well positioned within close proximity to Victoria Park, Hackney Wick, Bow Church, Bow Road train, tube, Bow DLR station and Westfield Shopping Centre.

Leasehold: 105 years remaining

Service Charge £4463.26

Ground Rent: £250 per annum

Council Tax: Band D

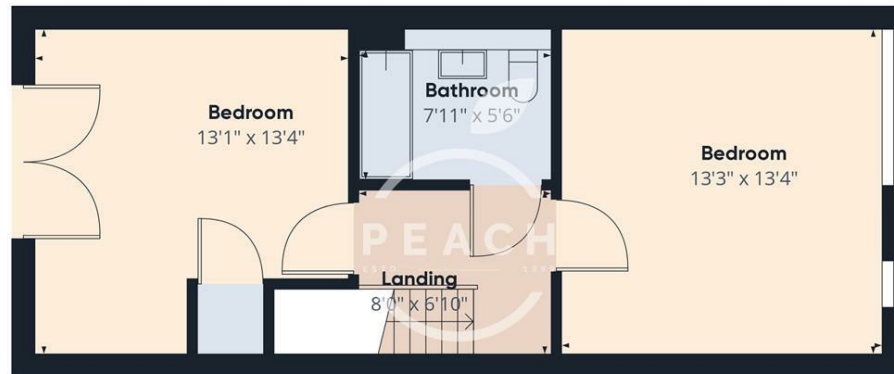






Approximate total area⁽¹⁾
886.84 ft²

Balconies and terraces
57.59 ft²



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com