

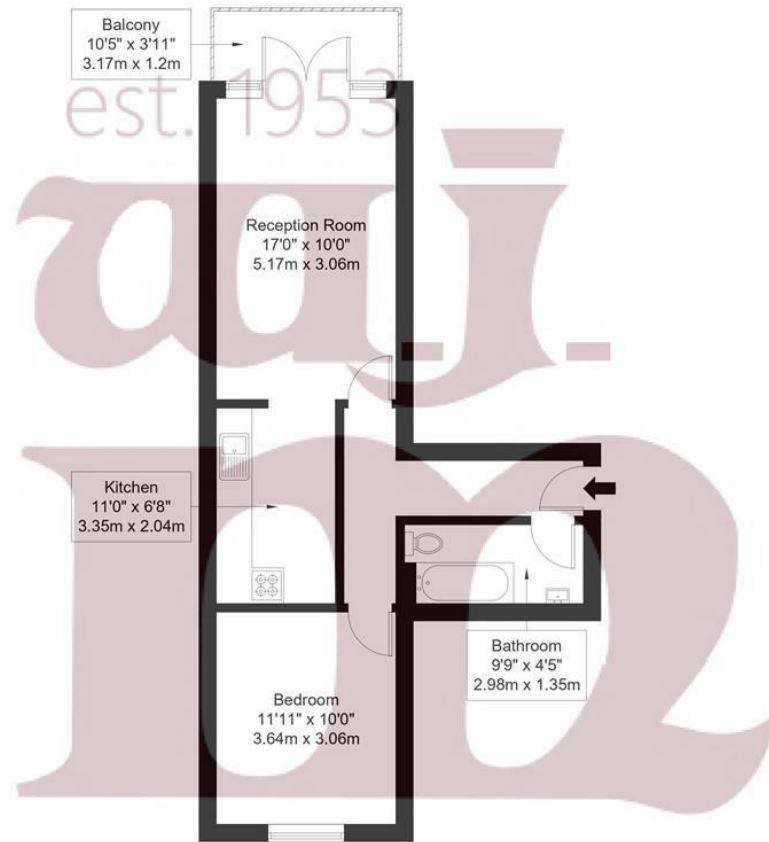


## EMPIRE WHARF, E3

£400,000 L/H

- Chain Free
- Canal and Park Views
- Close to Victoria Park & Olympic Park
- Gated Parking
- Good Transport Links
- Perfect Starter Home

wj.  
meade



Fourth Floor

Approx Gross Internal Area = 46.7 sq m / 503 sq ft  
 Balcony = 3.8 sq m / 41 sq ft  
 Total = 50.5 sq m / 544 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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WJ Meade are pleased to present this one bedroom apartment on the fourth floor of a secure gated private development next to Victoria Park. Arranged over 503 sq ft with a separate fitted kitchen to reception room with adjoining balcony with stunning views over the Hertford Union Canal. Perfectly situated for the vibrant amenities of Roman Road whilst being just moments from Victoria Park and the Olympic Park.

Service charge £2,085.88 pa  
 Ground rent £200 pa  
 93 years lease  
 Council Tax Band D  
 Current EPC Rating 78  
 Tenure: Leasehold



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.