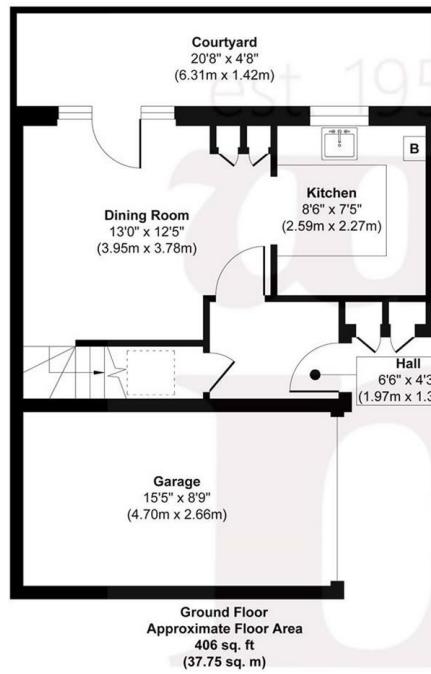




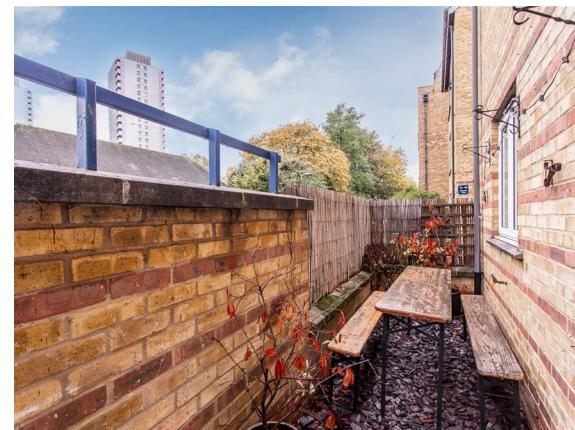
RAINHILL WAY, BOW E3

OIEO £500,000 SOF/H

- Chain Free
- South Facing Patio
- Share of Freehold
- Private Garage
- Duplex Apartment
- Quiet Setting on a Residential Road



## Rainhill Way



WJ Meade are pleased to present this split-level maisonette within a gated modern development, conveniently located just moments from Bow Church DLR station. The property provides flexible accommodation with fluid social space including a reception/dining room alongside the kitchen on the ground floor. Then on the upper level there is a contemporary bathroom suite and three bedrooms, one of which is currently configured as an additional reception room. Adjoining the apartment there is a private garage providing secure parking and/or an abundance of storage. Centrally positioned for access into Canary Wharf, Stratford and The City, with great public transport links and amenities close at hand.

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 £1,593.41 pa

92 years lease

Council Tax Band D

Current EPC Rating 74

Tenure: Leasehold - Share of Freehold

