



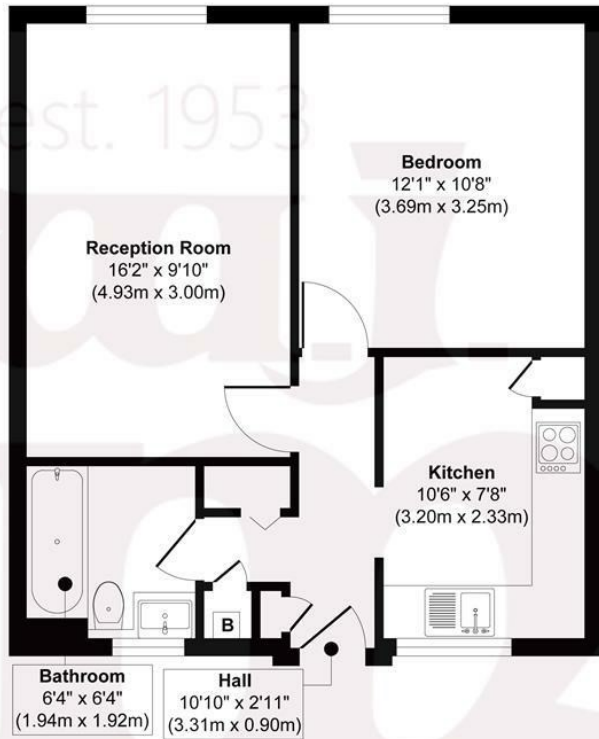
SOUTHERN GROVE, E3

£299,000 L/H

- Top Floor
- Extended Lease
- Residents Permit Parking
- Chain Free
- Lift To All Floors
- East to West Aspect

wj.  
meade

# Derwent House



**Third Floor**  
**Approximate Floor Area**  
**478 sq. ft**  
**(44.49 sq. m)**

**Approx. Gross Internal Floor Area 478 sq. ft / 44.49 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are pleased to present this fully refurbished one bedroom apartment on the third floor of a low-rise block. A modern shaker style kitchen with solid counter tops and integrated appliances, stylish bathroom suite with natural travertine tiling. Engineered wood floor across both the lounge and bedroom. Located moments from Mile End tube, providing immediate access into the City, public parks, canals and amenities on the doorstep.

Service charge £1,488.11 pa

Ground rent £0

175 years lease

Council tax band B

Current EPC Rating 71

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 W.J. Meade Estate Agents. All subject to contract and to being unsold.