hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS







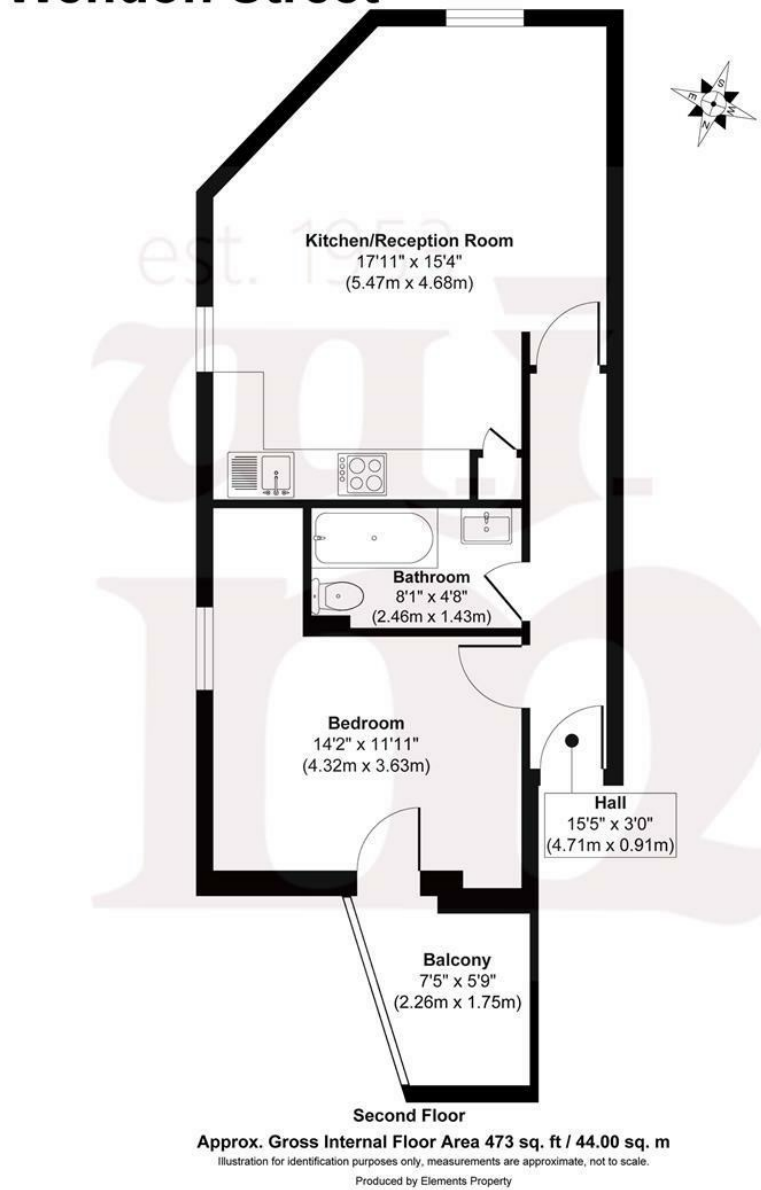
WENDON STREET, E3

OIEO £350,000 L/H

- Communal Garden
- Victorian Pub Conversion
- 473 sq ft / 44 sq m
- Bright South & East Orientation
- Moments From Victoria Park
- East Facing Balcony

wj meade

Wendon Street











WJ Meade are pleased to present this top floor one bedroom apartment within the former Railway Tavern Public House, a building which dates back to 1871 before being converted in 2017. With features such as curved window frames and voluminous ceiling height, the property retains much of the character of Victorian architecture. The contemporary interiors include an open plan fitted kitchen to reception room, stylish bathroom suite, bedroom with dressing area and private balcony. Located nearby the St Marks Gate access to Victoria Park, with the buzz of Hackney Wick plus amenities of Stratford Westfield and the Olympic Park within a short walk.

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.

Service charge £1,951.95 pa
Ground rent £350 pa
141 years lease
Council tax band C
Current EPC Rating 72
Tenure: Leasehold

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