



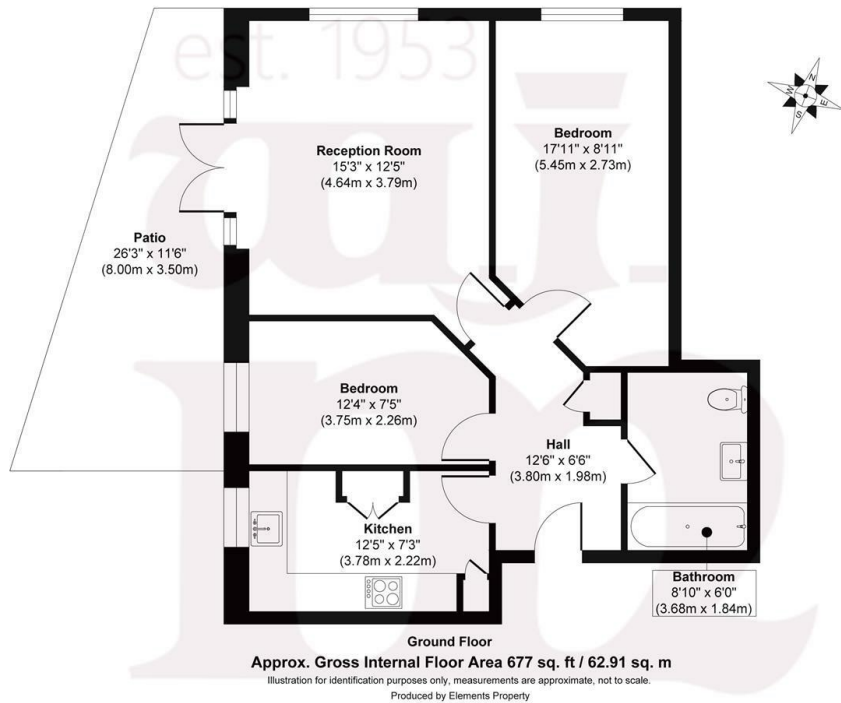
EMPIRE WHARF, E3

OIEO £500,000 L/H

- Chain Free
- Excellent Transport links
- Communal Bicycle Storage
- Canal and Park Views
- Secure Gated Parking
- Private Patio

wj.
meade

Empire Wharf



WJ Meade are delighted to present this two bedroom apartment overlooking the Hertford Union Canal and Victoria Park. Set on the ground floor of a private gated development with allocated parking, communal bicycle storage and shared terrace alongside the waterway. Arranged over 693 sq ft with a reception, separate kitchen and a modern bathroom. Situated with the array of amenities of Roman Road on your doorstep plus the social buzz of Hackney Wick close by.

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 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 £2,085 pa
 Ground rent £392 pa
 94 years lease
 Council tax band E
 Current EPC Rating 69
 Tenure: Leasehold

