



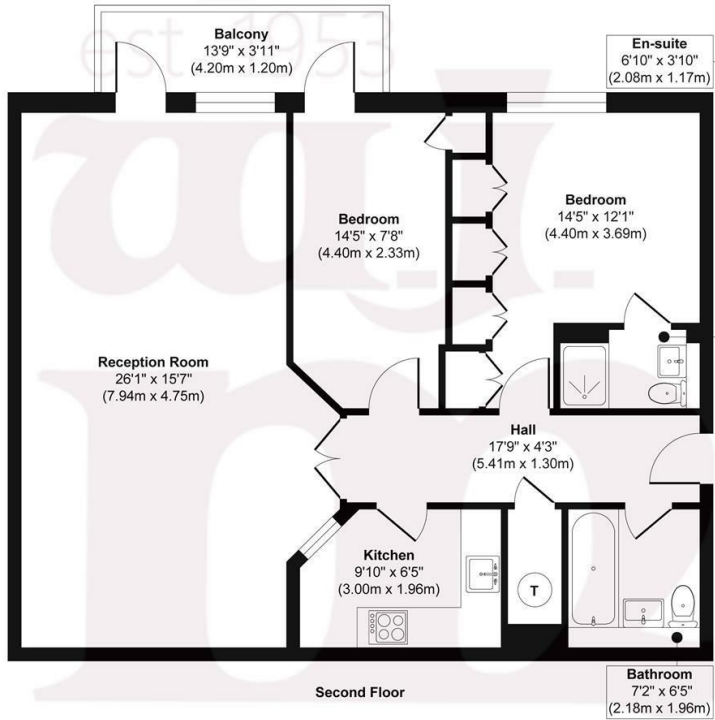
HANOVER PLACE, E3

£495,000 L/H

- Chain free
- 866sq ft / 80sq m
- Superb public transport links
- Secure allocated parking
- South facing balcony
- Building reserve fund

wj.  
meade

# Hanover Place



**Approx. Gross Internal Floor Area 866 sq. ft / 80.47 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are pleased to present this spacious two bedroom, two bathroom apartment on the second floor of a private, gated development, ideally situated for Mile End underground station. Configured across 866sq ft with a separate fitted kitchen, spacious reception room extending to over 26 ft with adjoining South facing balcony. The property is within a period style modern block set behind electronic gates, moments from Tower Hamlets Cemetery Nature Reserve, as well as the abundance of local amenities.

Service charge £4,049.18 pa

Ground rent £350 pa

97 years lease

Council tax band D

Current EPC Rating 74

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.