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







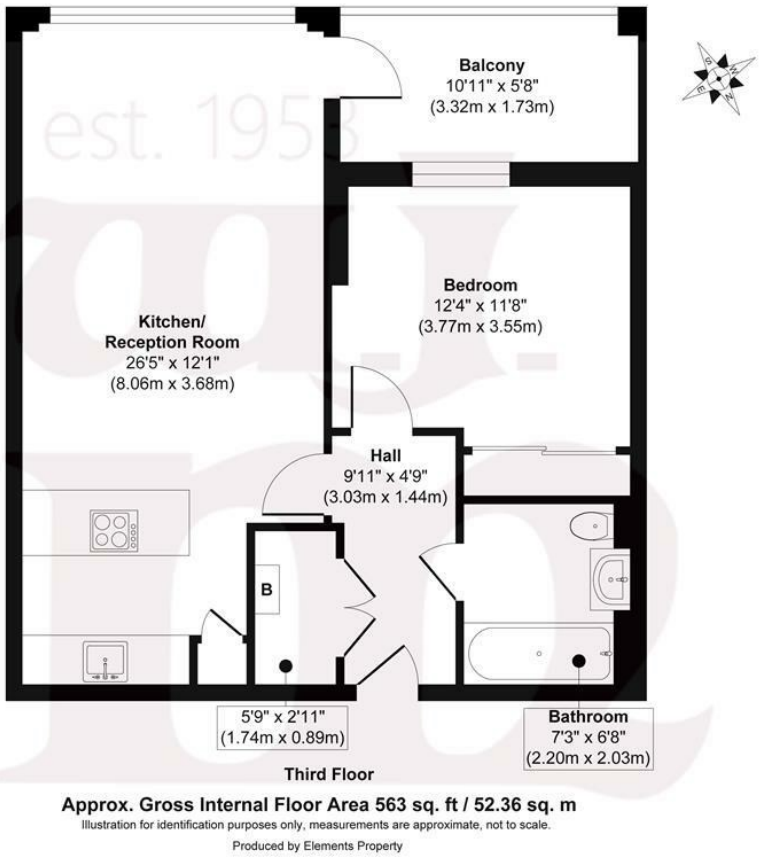

# PORCELAIN HOUSE, E3

£325,000 L/H

- Underfloor Heating Throughout
- 558 sq ft / 52 sq m
- Excellent Transport Links
- South Facing Balcony
- 250 Year Lease
- Chain Free

wj meade

# Porcelain House




**Approx. Gross Internal Floor Area 563 sq. ft / 52.36 sq. m**

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

Produced by Elements Property









WJ Meade are delighted to present this impressive one bedroom, 3rd floor apartment within the award winning Bow Garden Square development, blessed with a bright, south facing orientation with the backdrop of the Canary Wharf city scope. The interiors have been finished to a high specification including a stylish fitted kitchen and luxury bath room suite. The contemporary styling is aided by clever in-built storage to facilitate the chic minimalistic appearance. Located in a vibrant part of East London with Canary Wharf, Mile End Park and the Regents Canal 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 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 £2,045.65
Ground rent £250
241 years lease
Council tax band C
Current EPC Rating 84
Tenure: Leasehold

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