

## MAYPOLE COURT,, E3

OFFERS IN EXCESS OF £450,000 L/H

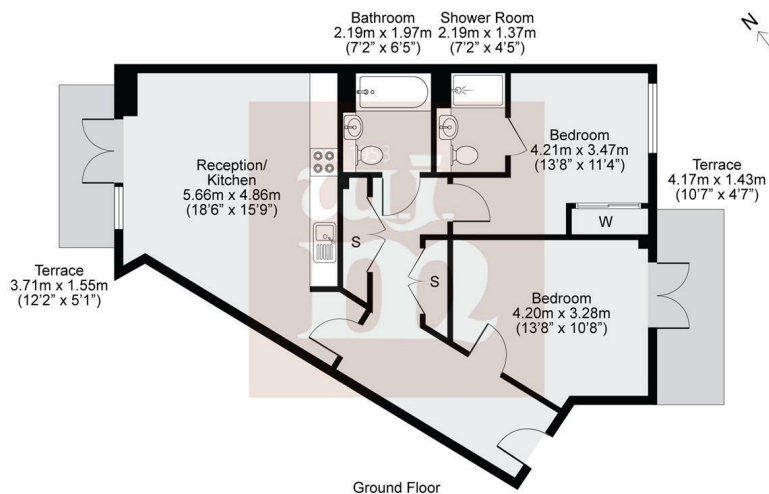
- Two private terraces
- Communal gardens
- Secure residents bicycle store
- 775 sq ft / 72 sq m
- Chain free
- EWS1 compliant

wj.  
meade



Maypole Court, Geoff Cade Way, London, Tower Hamlets, E3

GROSS INTERNAL AREA  
72.0sqm / 775.0sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
72.0sqm / 775.0sqft

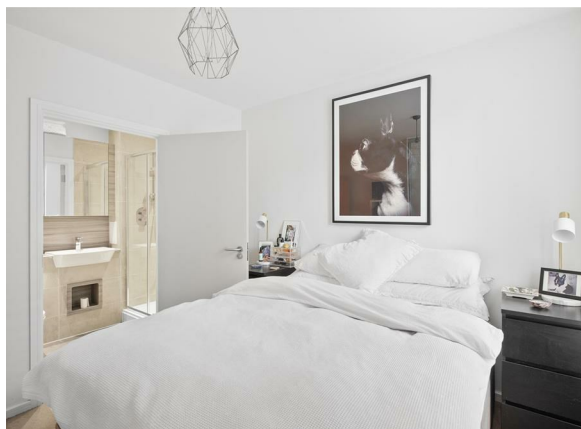
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.5sqm / 26.9sqft

EXTERNAL STRUCTURAL FEATURES  
Gardens, Balcony, Terrace, Verandah etc.  
11.7sqm / 125.9sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sqm / 0.0sqft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



WJ Meade are delighted to present this smart two double bedroom ground floor apartment within the St Pauls Square development. Arrange over 775sq ft to include a spacious open plan kitchen to reception with adjoining terraced ideal for al fresco entertaining. The master bedroom boasts a luxurious en suite shower room and the second bedroom accesses a further private terrace which overlooks the enclosed resident's gardens. Situated in a rapidly transforming neighbourhood with the amenities of Mile End on your doorstep, along with access to a variety of wonderful public parks, canals and excellent transport links.

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 £2,302.24

Ground rent £10

239 years lease

Council tax band D

Current EPC Rating 84

Tenure: Leasehold

