



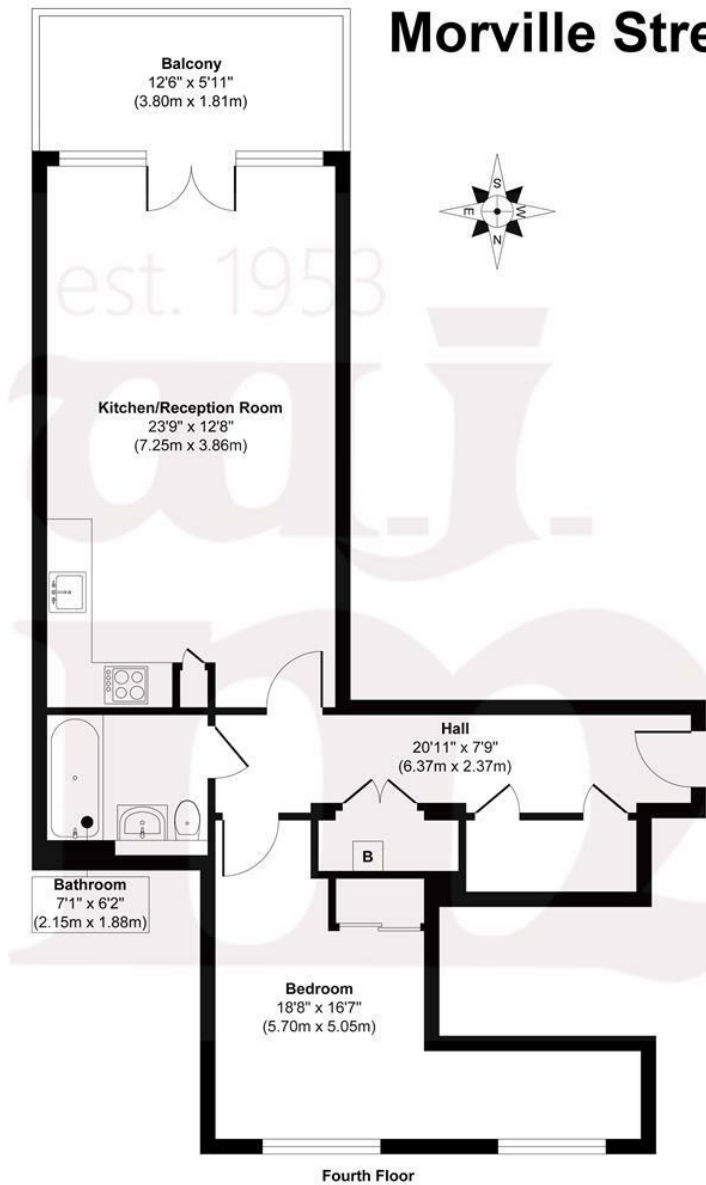
MORVILLE STREET, E3

OIEO £400,000 LEASEHOLD

- 640sq ft / 60sq m
- Communal garden and roof terrace
- Secure bicycle storeroom
- South facing balcony
- Canary Wharf Cityscape views
- 700m From Victoria Park

wj.
meade

Morville Street



Approx. Gross Internal Floor Area 640 sq. ft / 59.52 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are delighted to present this spacious one bedroom apartment within the highly sought after Kettle Yard development. An impressive 640 sq ft, the property features a spacious open plan kitchen/reception room with access to a covered south facing balcony, a generous bedroom with fitted wardrobes and an alcove ideal for a home office or vanity area, a luxurious bathroom suite, and a welcoming entrance hallway with three large storage cupboards. Situated on a quiet residential no through road, the apartment is within easy walking distance of Bow Road Underground Station, Roman Road, Hackney Wick, Victoria Park and Mile End Park. Residents also benefit from a private communal garden, secure bicycle storage, and a roof terrace offering panoramic views of the Olympic Park.

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 £1,980 p.a.

Ground rent £350

144 years lease

Council tax band C

Current EPC Rating 86

Tenure: Leasehold

