

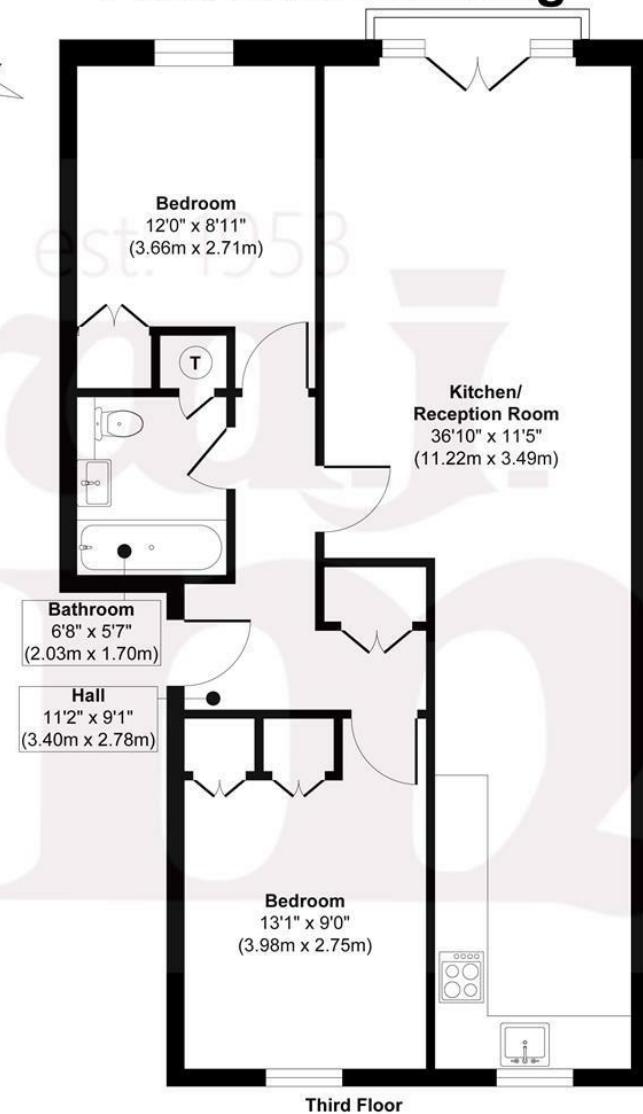
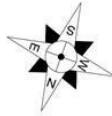


## PARK EAST BUILDING, E3

OIRO £495,000 L/H

- Stylish Contemporary Kitchen
- Close to Victoria Park
- 36ft Open Plan Social Space
- 701sq ft / 65sq m
- Southerly Aspect onto Landscaped Gardens
- Full Leisure Facilities

# Park East Building



**Approx. Gross Internal Floor Area 701 sq. ft / 65.15 sq. m**

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

Produced by Elements Property



WJ Meade is delighted to offer this superb, top floor, two double bedroom modern apartment within the highly desirable Bow Quarter development, moments away from Victoria Park and Hackney Wick. The dual aspect open plan designer kitchen and reception space includes French doors and a Juliet balcony overlooking the communal gardens. This iconic Grade II listed gated complex, formerly the Bryant & May match factory, features manicured grounds with a fish pond and fountain and access to an on-site convenience store, 24hr concierge service and modern leisure facilities including a swimming pool, sauna and jacuzzi, as well as a gym with weights, cardio and studio areas.

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 they form 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 £3,600 pa

Ground rent £125 pa

90 years lease

Council Tax Band E

Current EPC Rating 51

Tenure: Leasehold

