



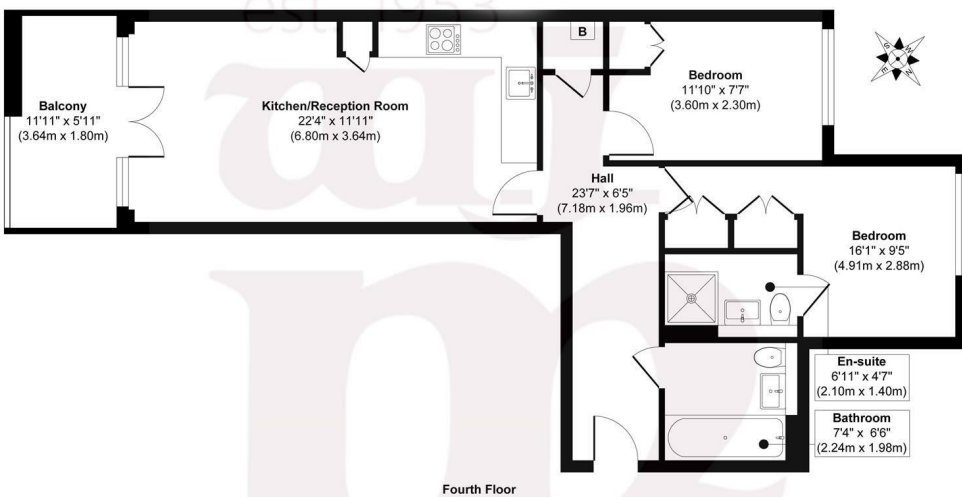
MORVILLE STREET, E3

OFFERS IN EXCESS OF £500,000 LEASEHOLD

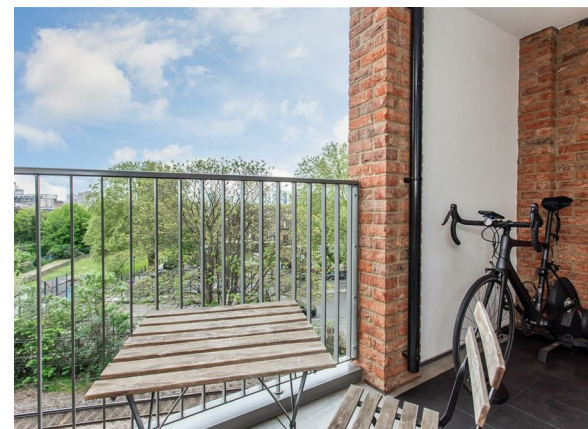
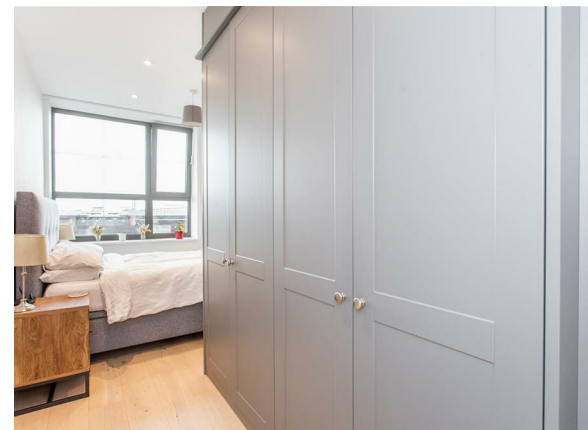
- Large Communal Roof Terrace
- Two Bathrooms
- Guest Transport Links
- Secure Residents Bicycle Storeroom
- Trendy Interior Specification
- Shared Garden

wj.  
meade

## Morville Street



**Approx. Gross Internal Floor Area 668 sq. ft / 62.14 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are pleased to present this stylish two bedroom apartment within the desirable Kettle Yard development. Arranged with an open plan kitchen to reception room and doors out to a balconied terrace featuring an enclosed sheltered area. The master bedroom boasts a luxury en suite shower room and bespoke fitted wardrobes. Nestled in a residential setting between the transport links of Bow Road and Mile End stations, with the public green spaces of Victoria Park and the Queen Elizabeth 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 £3,105.76  
Ground rent £550.00  
Lease 150 years from 01/07/2020  
Council tax band D  
Current EPC Rating 86  
Tenure: Leasehold

