



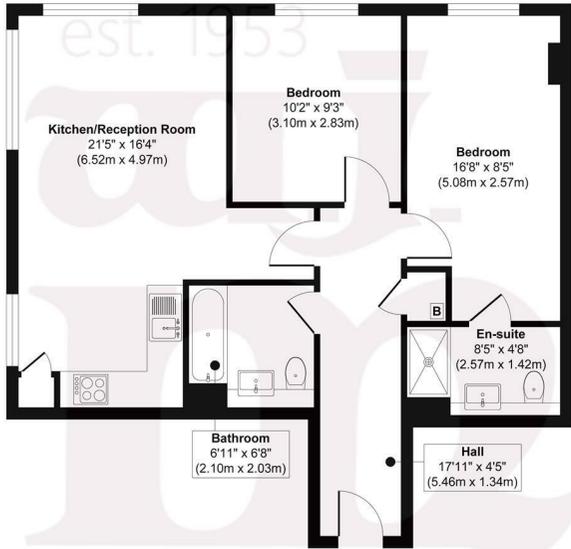
BAYTHORNE STREET, E3

£395,000 L/H

- EWS1 -A2
- Secure Private Development
- South & West Aspect
- Two Bedrooms / Two Bathrooms
- 235 Year Lease
- Ideal Starter Home

wj.
meade

Kirkby Apartments



First Floor
Approx. Gross Internal Floor Area 672 sq. ft / 62.52 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



WJ Meade are pleased to present this two double bedroom apartment on the first floor of a small modern development. Set in a corner position, with an open plan kitchen to reception room, main bathroom and en suite shower room to the principal bedroom. Located in an increasingly vibrant neighbourhood close to Mile End Park with amenities such as Bow Brew Cafe and E5 Poplar Bakehouse nearby.

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 £2,997.43 pa
 Ground rent £250 pa
 236 years lease
 Council Tax Band D
 Current EPC Rating null
 Tenure: Leasehold

