



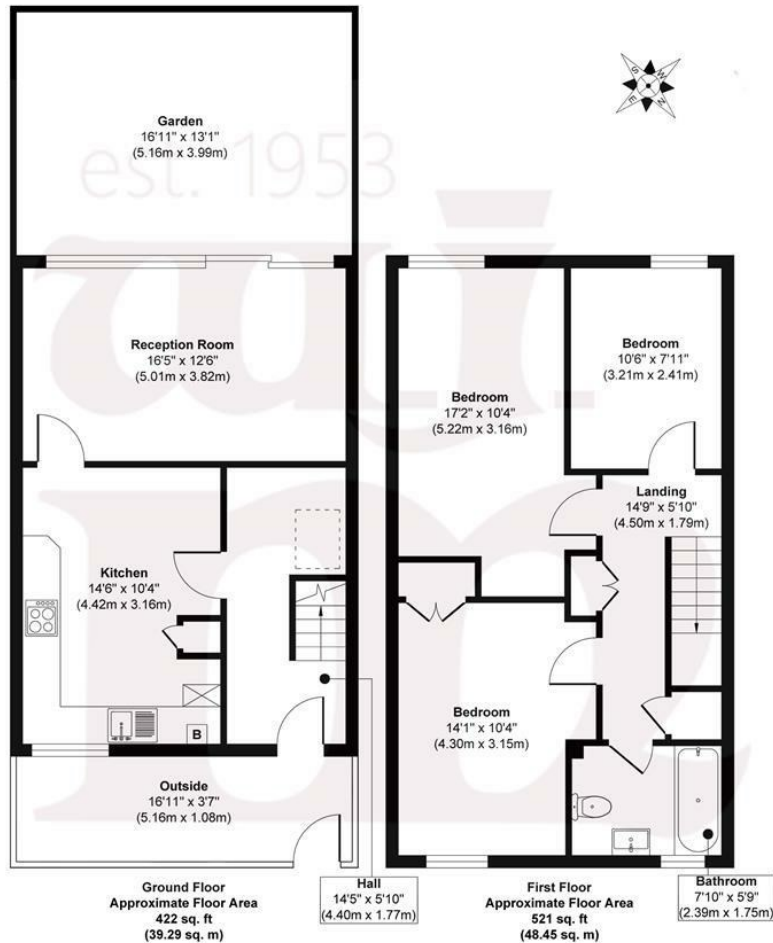
OLLERTON GREEN, E3

£450,000 L/H

- Extended Lease
- Residents Permit Parking
- Raised Ground & First Floor
- Chain Free
- Popular East London Location
- Ideal Starter Home

wj.  
meade

# Ollerton Green



**Approx. Gross Internal Floor Area 944 sq. ft / 87.74 sq. m**

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

Produced by Elements Property



WJ Meade are pleased to present this three bedroom split level maisonette, part of a secure low-rise block situated on the fringes of Victoria Park. Arranged over 944 sq ft with flexible social space and a West facing patio garden. Positioned ideally for access into the buzz of Hackney Wick, as well as the open green spaces of Victoria Park and the array of amenities along Roman Road.

Service charge £1,334.80 pa

Ground rent £10 pa

175 years lease

Council tax band C

Current EPC Rating 65

Tenure: Leasehold



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.