



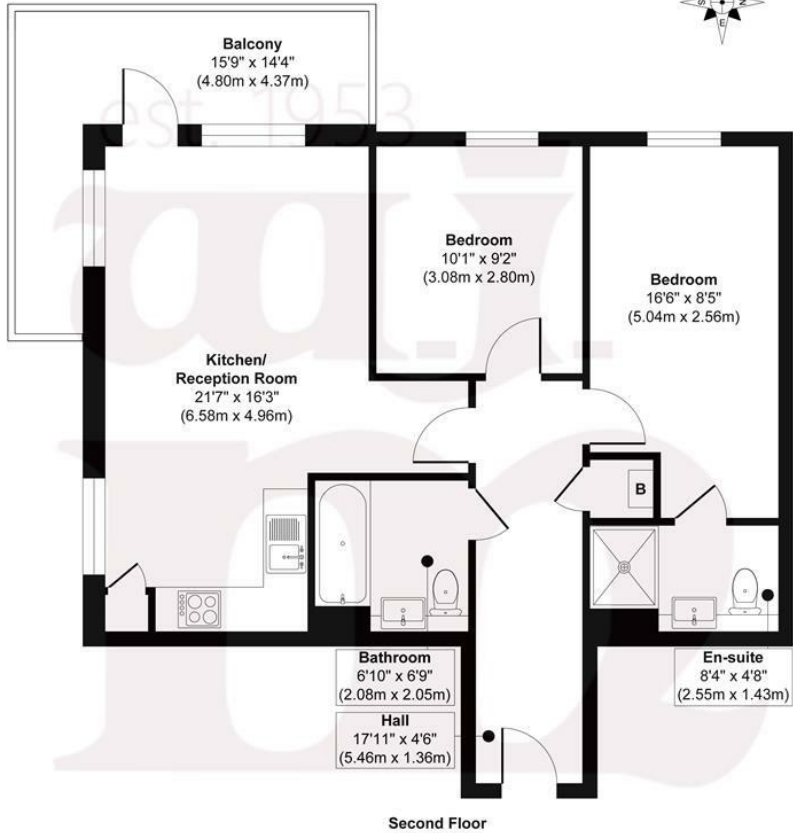
## KIRKBY APARTMENTS, BOW, 1B BAYTHORNE STREET E3

OIEO £400,000 L/H

- Chain free
- Large balcony
- Modern Block
- EWS1 - A2
- Contemporary open plan living
- Two Bathrooms

wj.  
meade

# Kirkby Apartments



**Approx. Gross Internal Floor Area 679 sq. ft / 63.10 sq. m**

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



WJ Meade are pleased to offer this modern two double bedroom apartment within a small private development. Set in a corner position, enjoying a south and west facing aspect, plus a wrap around balcony making the best of the orientation. Arranged over 679 sq ft with two bathrooms and an open plan fitted kitchen to reception. Situated close to Mile End Park, Growing local amenities such as the Bow Brew Cafe and E5 Poplar Bakehouse.

Service charge £2,088.85 pa

Ground rent £250 pa

236 years lease

Council Tax Band D

Current EPC Rating 82

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.