



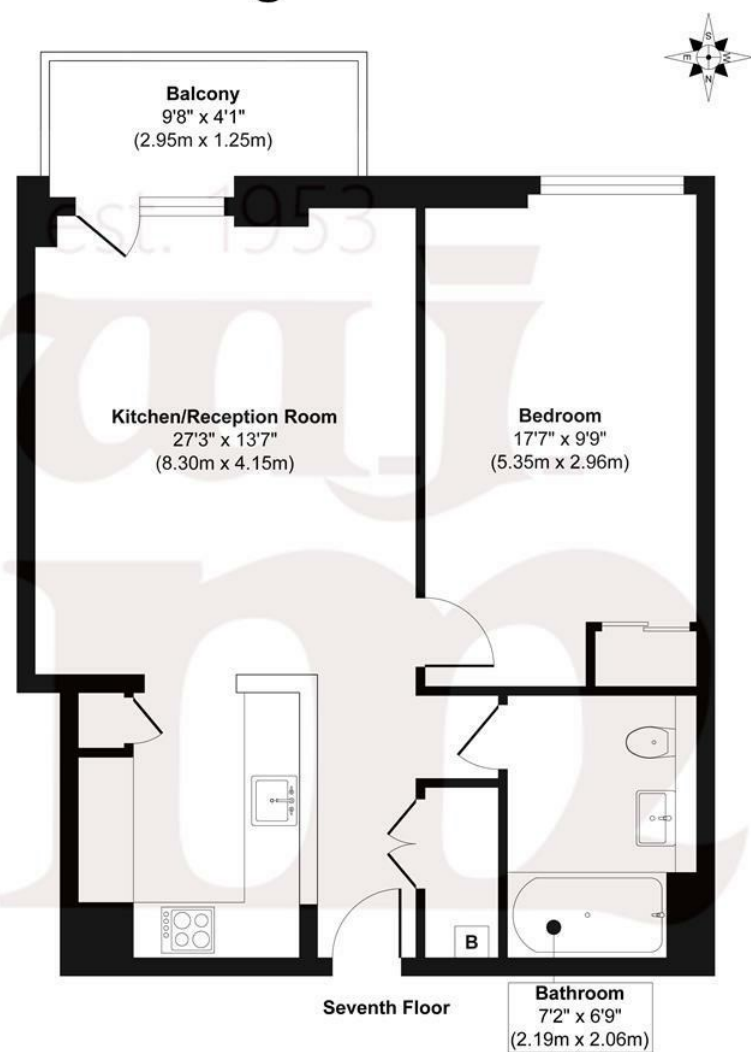
## REGALIA POINT, PALMERS ROAD, E2

£435,000

- 24hr concierge service
- 621sq ft / 57.34sq m
- Canal views
- South facing balcony
- Seventh floor
- Community heating system

wj.  
meade

# Regalia Point



**Approx. Gross Internal Floor Area 617 sq. ft / 57.34 sq. m (Excluding Balcony)**

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



WJ Meade are pleased to offer this wonderful one bedroom apartment in a premium modern block alongside the Regents Canal. Arranged over an impressive 617 sq ft with high specification interiors, including a designer bathroom suite and stylish white gloss kitchen with stone countertops. Ideally situated for Victoria Park, Bethnal Green and Mile End tube stations as well as the eclectic array of shops and eateries of Roman Road.

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 £2,417.32

Ground rent £250

114 years lease

Council tax band C

Current EPC Rating 84

Tenure: Leasehold

