

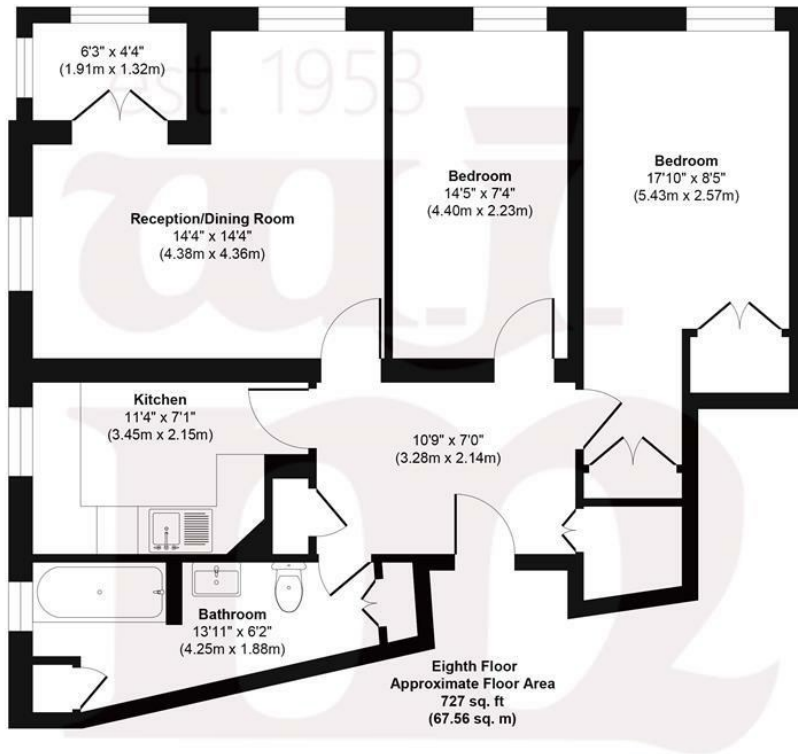


MODLING HOUSE, MACE STREET E2

£330,000 L/H

- Modernist Architecture
- Close to Victoria Park
- 727 sq ft/ 68 sq m
- Cranbrook Estate built in 1966
- Enclosed Balcony
- BSA Landlord Certificate

wj.
meade



Approx. Gross Internal Floor Area 727 sq. ft / 67.56 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 bedroom apartment on the 8th floor of Modling House, designed by the renowned architect group of Skinner, Bailey and Lubetkin. With a bright south and west facing aspect, the property has great natural light and is in good decorative order throughout. Located close to Victoria Park and the Regents Canal, as well as the public transport hubs at Mile End and Bethnal Green.

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 £2,499.40 pa

Ground rent £10.00 pa

88 years lease

Council Tax Band B

Current EPC Rating 76

Tenure: Leasehold

