



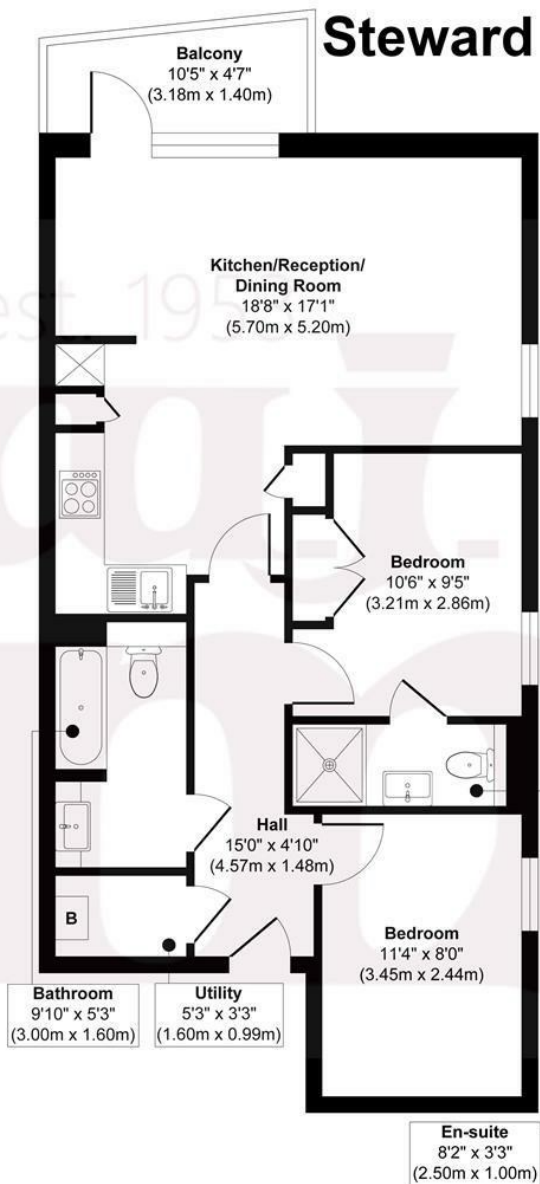
TREVITHICK WAY, E3

£417,500 L/H

- Communal gardens
- Third floor
- BSA Landlord Certificate
- Master bedroom with en suite
- West facing balcony
- Residents bicycle store

wj.
meade

Steward House



Approx. Gross Internal Floor Area 644 sq. ft / 59.86 sq. m

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



WJ Meade are pleased to present this contemporary two bedroom apartment within a private development well situated for Bow Road underground and Bow Church DLR stations as well as the many local amenities. The accommodation is arranged over 644sq ft, with two double bedrooms, two bathrooms and an open plan kitchen/reception with adjoining West facing balcony. Located with great access into Canary Wharf and the City plus a short walk from the vibrant Hackney Wick and Fish Island neighbourhood.

Service charge £2,381.04

Ground rent £350

Reserve fund £920.16

Lease 250 years from 24th June 2011

Council tax band D

Current EPC Rating 79

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.