

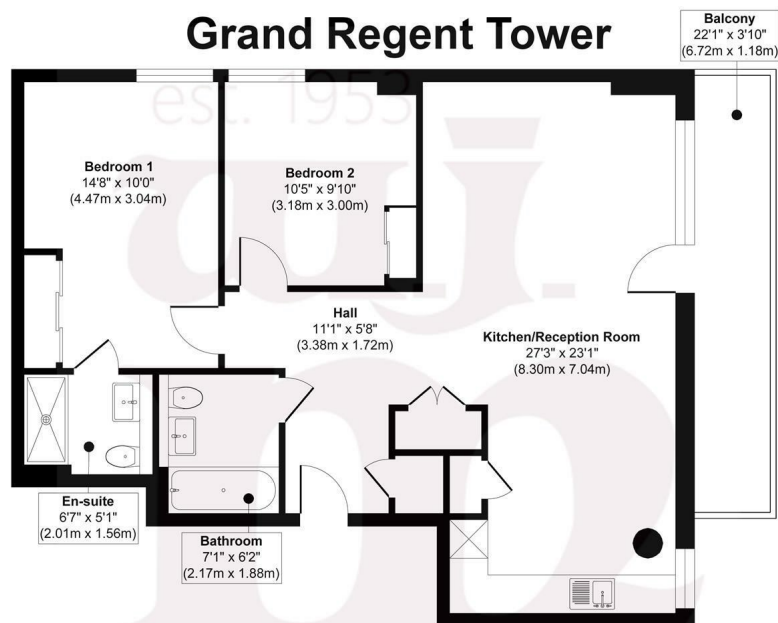
GRAND REGENT TOWER, CADMIUM SQUARE, BETHNAL GREEN E2

£550,000 LEASEHOLD

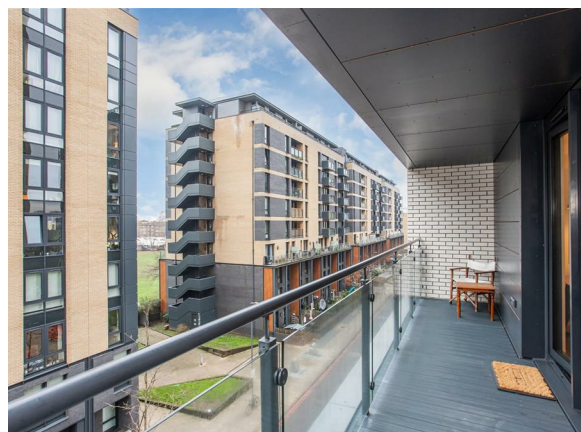
- 24hr concierge
- Chain free
- Marble tiled bathrooms
- Secure underground parking
- 22ft West facing balcony
- EWS1- A1 rated

wj.  
meade

## Grand Regent Tower



**Fourth Floor**  
**Approx. Gross Internal Floor Area 785 sq. ft / 72.97 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are delighted to present this beautiful modern apartment within a luxury development which sits between the Regents Canal and Meath Gardens. Situated on the fourth floor, encompassing 785sq ft, arranged with a spacious open plan reception to dining/kitchen and adjoining West facing balcony. With two double bedrooms, both with fitted wardrobes, en suite shower room to master and further three piece bathroom suite. Located with great access to Victoria Park, the amenities of Roman Road as well as the transport links of 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 £3,096.23  
Ground rent £300  
114 years lease  
Council tax band D  
Current EPC Rating 69  
Tenure: Leasehold

