

## TREDEGAR HOUSE, E3

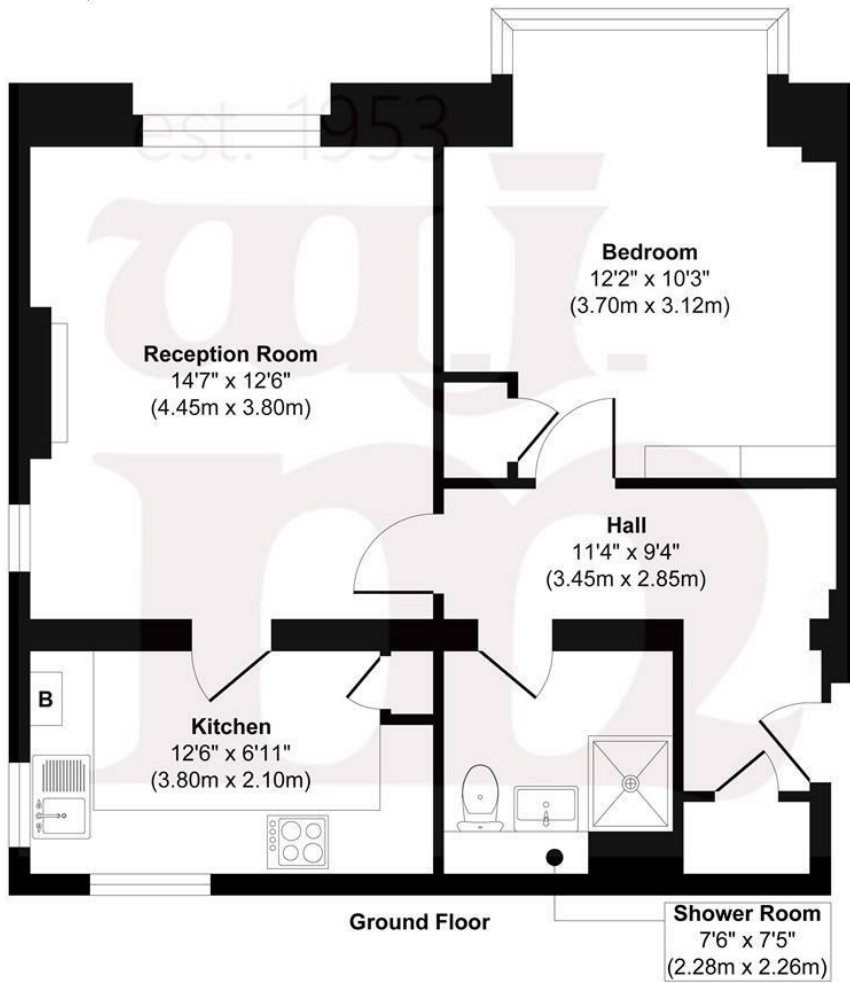
£365,000 L/H

- Lawned Communal Gardens
- Raised Ground Floor
- Well Positioned For Public Transport
- Secure Gated Parking
- Corner Position With Dual Aspect
- Chain Free

wj.  
meade



# Tredegar House



**Approx. Gross Internal Floor Area 578 sq. ft / 53.76 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade is delighted to present this exceptional, one-bedroom apartment within an impressive Grade II Listed building. Dating back to 1911, and designed in 'Wrenaissance style', it was originally an Edwardian training home for nurses. Arranged over 578 sq ft, with voluminous ceiling height throughout, the property is in perfect decorative order and maintains many distinct period details.

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 £3,935.98 pa  
Ground rent £350 pa  
Reserve fund £809.74 pa  
98 years lease  
Council Tax Band C  
Current EPC Rating 70  
Tenure: Leasehold

