



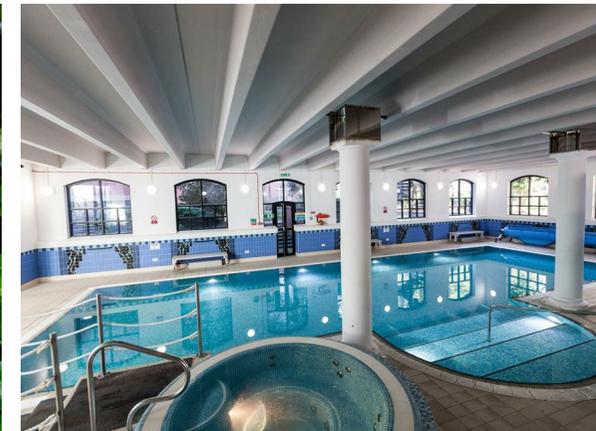
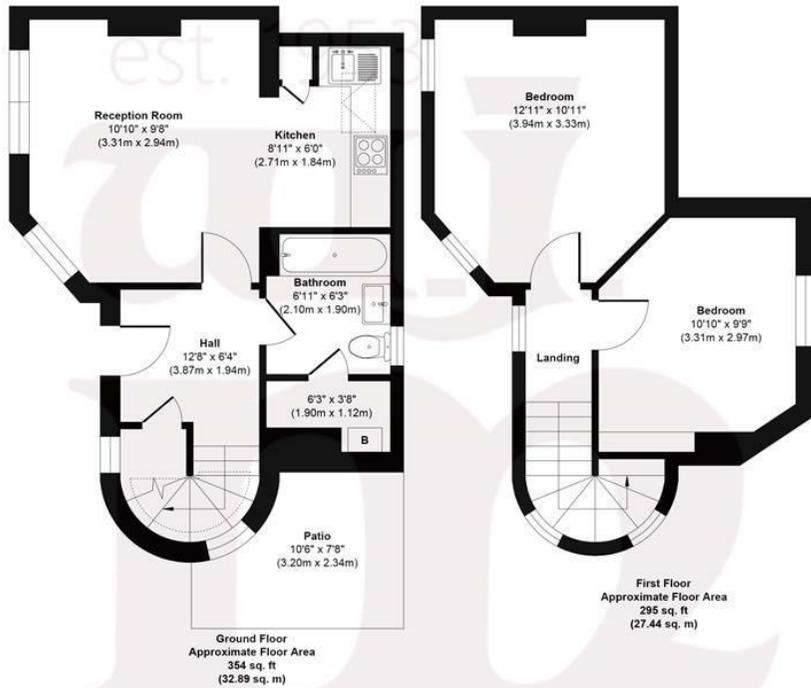
## MORELAND COTTAGES, FAIRFIELD ROAD E3

£650,000 SOF/H

- Semi-detached victorian cottage
- Dedicated underground parking space
- 24 hr concierge
- Private courtyard garden
- Residents Swimming Pool & gym
- Chain free

wj.  
meade

# Moreland Cottage



**Approx. Gross Internal Floor Area 649 sq. ft / 60.33 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

WJ Meade are delighted to offer this picturesque Grade II Listed Victorian cottage within the much coveted Bow Quarter development, site of the former Bryant & May match factory. The property is full of charm with original sash windows, high ceilings, and a sweeping staircase within a turret. Outside there is a secluded patio ideal for alfresco entertaining and a dedicated parking space in the underground car park. The secure complex includes leisure facilities, landscaped gardens, fish pond, convenience store and concierge services. A truly unique property packed with character and history.

Service charge £2,018.15 pa  
 Ground rent £0  
 Reserve fund £402.05 pa  
 962 years lease  
 Council Tax Band E  
 Current EPC Rating 52  
 Share of Freehold



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 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.