

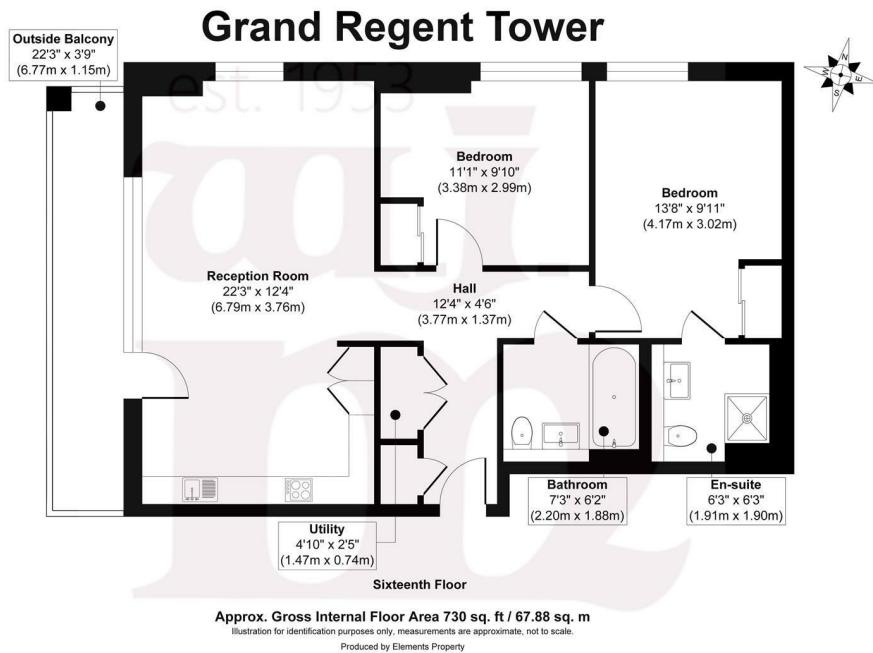


## CADMIUM SQUARE, E2

£590,000 L/H

- Two double bedrooms / two bathrooms
- 24hr Concierge
- Westing facing balcony with epic views
- Chain free
- EWS1- A1 rating
- Epitome of modern London living

wj.  
meade



WJ Meade are delighted to present this stunning sixteenth floor apartment within the prestigious Grand Regent Tower. Affording stunning, West facing, panoramic views across the London skyline taking in such landmarks as The Shard, Gherkin and BT Telecom Tower. The high quality interiors include marble tiled bathrooms and a white gloss kitchen with solid stone countertops, walnut wood flooring and floor to ceiling glazing to maximise the enjoyment of the impressive vistas. Located between Mile End Park and Meath Gardens, alongside the Regents Canal with Victoria Park and Mile End underground station close at hand.

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 £3,006.46 pa  
Ground rent £300 pa  
113 years lease  
Council Tax Band D  
Current EPC Rating 84  
Tenure: Leasehold

