

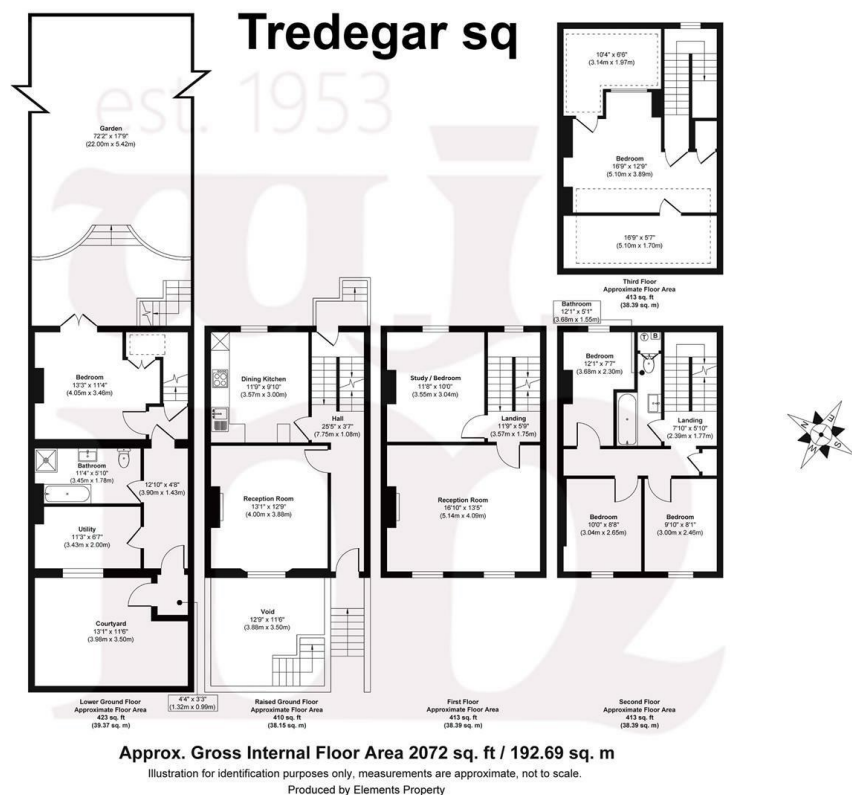


TREDEGAR SQUARE, E3

£1,975,000 F/H

- Stunning Grade II Listed Georgian Home
- 2072 sq ft / 192 sq m
- Array of Superb Public Transport Connections Including Mile End Tube Station
- Overlooking Tredegar Square Gardens
- 72 ft Rear Garden
- Nearby to Victoria Park and the Regent's Canal

wj.
meade



WJ Meade are delighted to exclusively present this exceptional Grade II Listed Georgian townhouse, gracefully positioned on the prestigious East Terrace of the highly sought-after Tredegar Square.

Dating back to the 1830s, this magnificent five-storey residence is a fine example of Georgian architecture and timeless elegance, with the current owners having lived there for over three decades, the property offers an outstanding opportunity to acquire a substantial family home in one of East London's most desirable squares. Extending to 2072 sq ft, the accommodation is both generous and versatile, comprising five- bedrooms, two bathrooms, eat-in kitchen, separate utility room, elegant reception room, and a magnificent drawing room enjoying picturesque views across Tredegar Square. A dedicated study/home office provides additional flexibility for modern family living. The property will benefit from some refurbishment including attention to damp. To the rear, a beautifully sized private garden extends approximately 72 ft, offering a tranquil outdoor retreat. Offered on a chain free basis

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.

Council tax band G
 Current EPC Rating 59
 Tenure: Freehold

