



LICHFIELD ROAD, E3

£545,000 F/H

- Loft storage & mansard potential (STPP)
- Double glazed windows including timber sashes at the front
- On street permit parking
- Chain free
- Freehold with underlying lease
- Private rear garden

wj.
meade

Lichfield Road

est. 1953



Approx. Gross Internal Floor Area 688 sq. ft / 64.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are delighted to present this first-floor apartment within a Victorian terraced house, part of the prestigious Tredegar Square Conservation Area. The flexible configuration allows for two bedrooms, reception room, fitted kitchen with wooden countertops, contemporary bathroom suite and own section of rear garden. Located on a tree-lined no-through road, within a coveted residential area betwixt the transport hub of Mile End station and the wonderful open green spaces of Victoria Park. Close at hand you will find the popular gastropubs The Morgan Arms, The Coborn and Lord Tredegar, as well as independent coffee shops, convenience stores and the latest introduction being the bakery at 9 Morgan Street. This is an ideal first purchase, with future potential to enable a longer term home in a charming character property.

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.

Building Insurance £898.48 pa
*premium shared 50% with lesee
Ground rent £1.00 pa
190 years lease from 07/01/1991
Council tax band C
Current EPC Rating 58
Tenure: Freehold

