



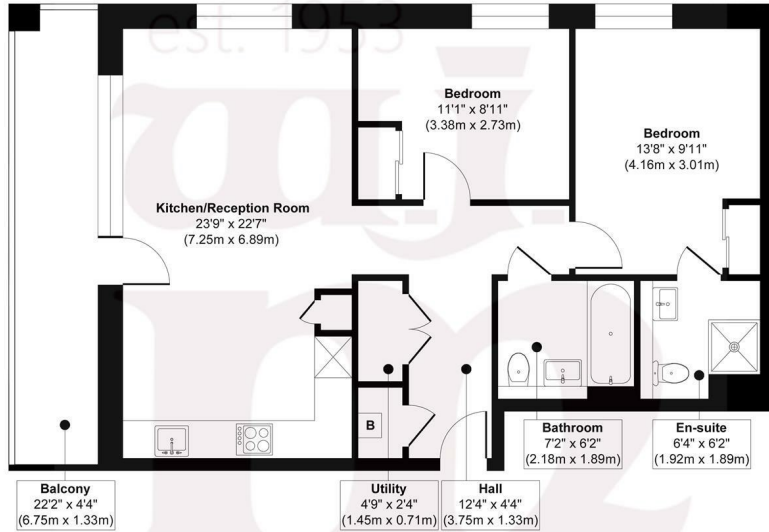
## GRAND REGENT TOWER, E2

£575,000 LEASEHOLD

- West Facing City Views
- 24 hr Concierge
- Secure Underground Parking
- 22 ft Full Width Balcony
- EWS1 - A1
- Sleek Modern Interior Design

wj.  
meade

# Grand Regent Tower



**Thirteenth Floor**  
**Approx. Gross Internal Floor Area 710 sq. ft / 66.05 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are pleased to present this impressive two-bedroom apartment on the thirteenth floor of the prestigious Grand Regent Tower; a luxury modern development alongside the Regents Canal just moments from the greenery of Mile End Park and Victoria Park, with the bijou amenities of Victoria Park Village itself just a short stroll away. The interior specification includes two marble tiled bathrooms, contemporary kitchen with solid stone counter-tops, walnut flooring plus an array of floor to ceiling windows maximising the panoramic views and glorious sunsets. The view is best enjoyed from 95sq ft balcony which provides ample space for al fresco dining and high-rise gardening.

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.

Service charge £3,000.46

Ground rent £300

113 years lease

Council tax band D

Current EPC Rating 77

Tenure: Leasehold

