



RHONDDA GROVE, E3

£785,000 SOF/H

- Rarely available sizeable period conversion
- Much coveted location within a Conservation Area
- Part of an archetypal Georgian townhouse dating back to 1820s
- Close to 400sq ft social space
- Share of freehold
- A true piece of East End heritage

wj.
meade

Rhondda Grove



WJ Meade are delighted to present this beautiful three bedroom, split level conversion within a grand, Georgian house situated on a desirable tree-lined street within the prestigious Tredegar Square Conservation Area. The property amasses an impressive 1135sq ft, with a stunning dual aspect, open plan kitchen/reception boasting voluminous ceiling height and wonderful natural light pouring in via the original sash windows. With a modernised bathroom suite, plus en suite shower room and guest cloakroom, the property has great proportions and character features across both levels. Located very conveniently for Mile End underground station, with independent coffee shops, gastro pubs and amenities all on the doorstep, then Victoria Park, Mile End Park, the Regents Canal and Tower Hamlets Cemetery Park Nature Reserve all within comfortable walking distance.

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 - Ad hoc
Council tax band D
Current EPC Rating 50
Tenure: Share of Freehold

