



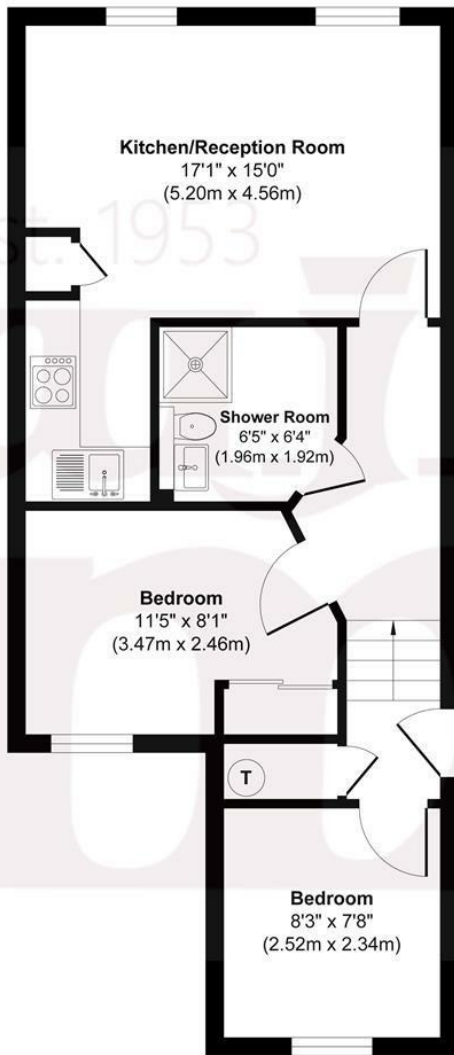
## TREDEGAR SQUARE, E3

£500,000 SOF/H

- Tredegar Square Conservation Area
- East to West aspect bringing in great natural light
- Share of freehold
- Chain free
- Elegant modern shower room
- Fantastic location

wj.  
meade

# Tredegar Square



**Approx. Gross Internal Floor Area 467 sq. ft / 43.44 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

WJ Meade are pleased to offer this two bedroom apartment on the first floor of a Georgian style building situated on arguably the most desirable residential street in the area; Tredegar Square, with its terraces of Grade II Listed buildings and well-tended central public gardens. Benefiting from architectural features of the era, including high ceilings and beautiful timber framed sash windows, but with a contemporary open plan layout and modern comforts. Located just moments from Mile End underground station, with Victoria Park and a great selection of independent eateries and amenities close at hand.

Service charge £3,766.20 pa

Ground rent £0

Reserve fund £1,240 pa

101 years lease

Council tax band D

Current EPC Rating 54

Tenure: Leasehold - Share of Freehold



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.