

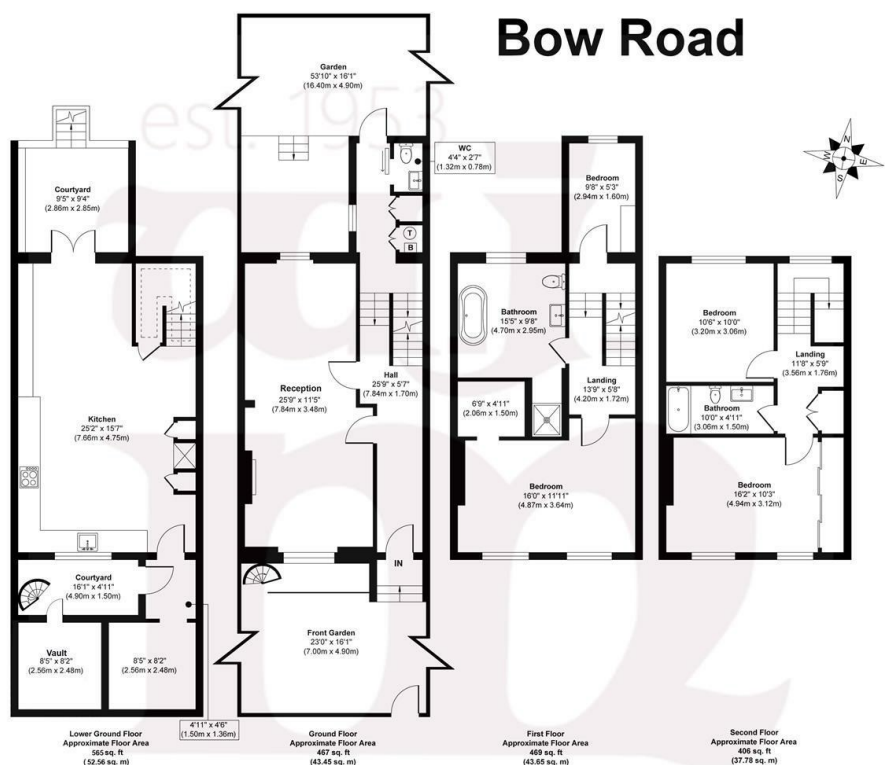


BOW ROAD, E3

OIEO £1,500,000 F/H

- Grade II Listed
- Sash windows with acoustic glazing
- 1909 sq ft / 177 sq m
- Wealth of original character features
- 53ft landscaped rear garden
- Chain free

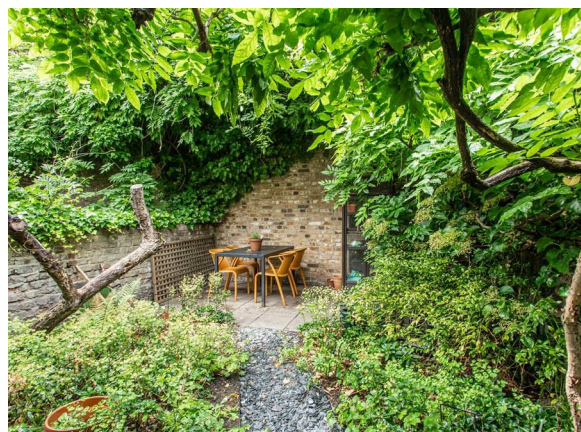
wj.
meade



Approx. Gross Internal Floor Area 1909 sq. ft / 177.44 sq. m (Excluding Courtyard)

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

Produced by Elements Property



WJ Meade are delighted to present this imposing Grade II Listed Georgian townhouse, part of the Tredegar Square Conservation Area. Arranged over four stories amassing 1909 sq ft, with an impressive kitchen dining space across the lower ground floor with bespoke Crittall doors leading out to the garden, through-reception room, three double bedrooms, two stylish bathrooms, a home office/study and guest cloakroom. To the rear there is an impressive 53 ft garden with multiple seating areas and mature trees, perfect for entertaining. This much loved family home is an elegant example of Georgian architecture incorporating modern design, comforts and configuration whilst remaining true to the heritage of the building.

Council tax band F
Current EPC Rating 61
Tenure: 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.