



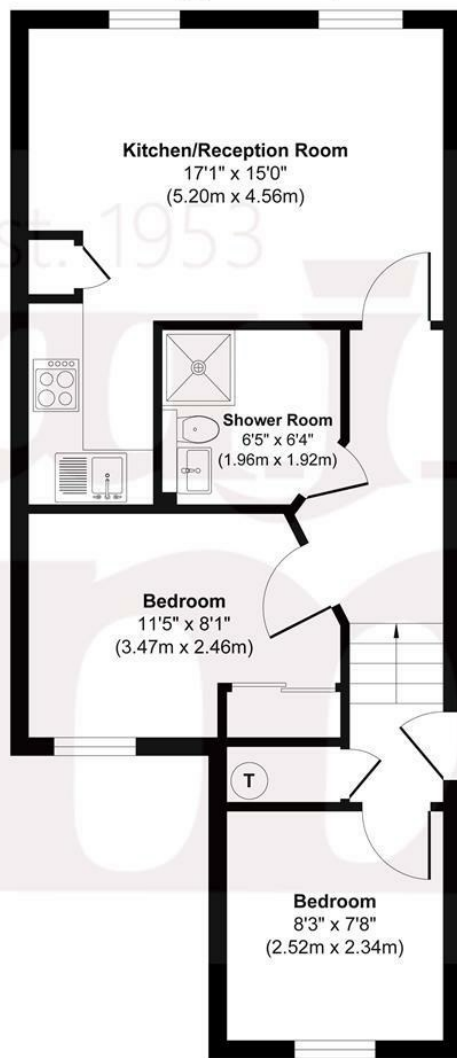
TREDEGAR SQUARE, E3

£499,995 SOF/H

- Share of Freehold
- Floor to Ceiling Sash Windows
- Public Gardens in Central Square
- Chain Free
- Good Natural Light
- Conservation Area

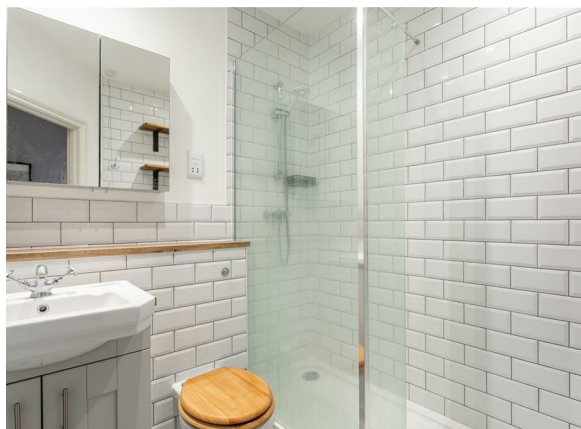
wj.
meade

Tredegar Square



First Floor
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 delighted to present this two bedroom flat in a mock Georgian building on the West terrace of Tredegar Square; one of East London's most coveted residential addresses. The property features an open plan fitted kitchen to reception room and stylish modern shower room. Situated conveniently for Mile End tube station, Victoria Park and an array of local amenities and conveniences.

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 £3,766.20

Ground rent £0

101 years lease

Council tax band D

Current EPC Rating 54

Tenure: Leasehold - Share of Freehold

