

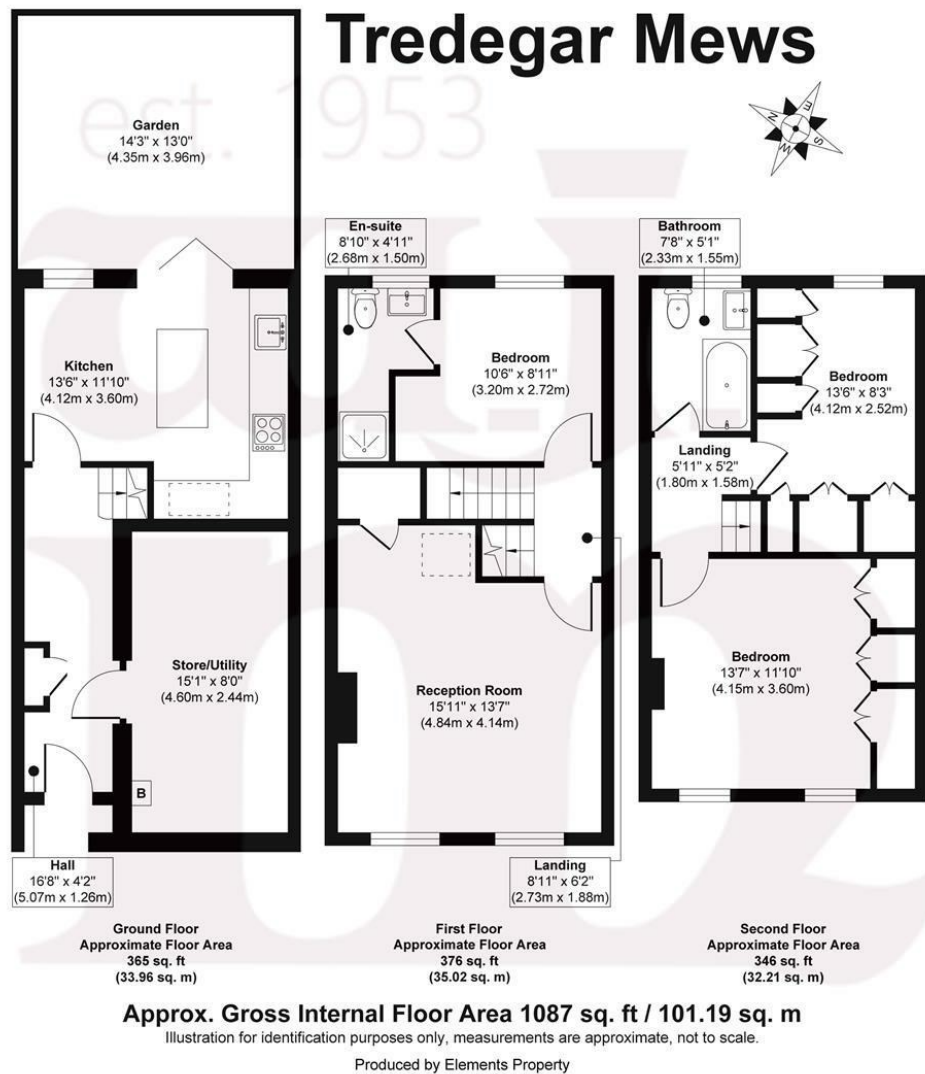


TREDEGAR MEWS, E3

OIEO £1,000,000 F/H

- 1087 sq ft
- Secure residential mews of just four houses
- Modern interpretation of a period home
- Double glazed sash windows
- Flexible social spaces
- Fantastic access into The City and Canary Wharf

wj.
meade



WJ Meade are delighted to present this three bedroom neo-Georgian townhouse within a small gated mews just off of Tredegar Terrace in the heart of the Tredegar Square Conservation Area. The accommodation is split over three storeys, the ground floor compromises a large storage and utility room to the front (formerly the integral garage), with a kitchen/diner at the rear with bi-folding doors out to the enclosed courtyard garden, ideal for al fresco entertaining or peaceful relaxation. On the first floor there is a bright reception room and double bedroom with en suite shower room. Up on the top floor is the principal bedroom, family bathroom and third bedroom currently designed as a home office and walk-in wardrobe. Located in a desirable setting, just moments from the central shared gardens of Tredegar Square, with immediate access to Mile End station and a wonderful array of amenities including wonderful gastro pubs and independent coffee shops.

Council Tax Band E
Current EPC Rating 74
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 WJ. Meade Estate Agents. All subject to contract and to being unsold.