



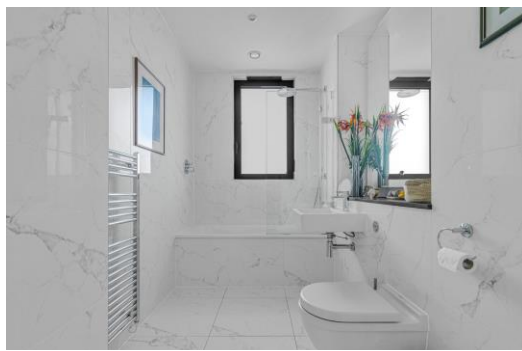
Grand Regent Tower

2 Cadmium Square, E2

Asking Price £1,250,000

A beautiful 3 bedroom, 3 bathroom penthouse apartment located within the popular Canal side development in Bethnal Green. The property benefits from a huge wrap around terrace with 180 degree views of the City of London.

CHESTERTONS



Grand Regent Tower

2 Cadmium Square, E2

- Penthouse | 1,310sq ft Approx.
- 3 Bedroom | 3 Bathroom
- 180-degree Wrap-around Terrace
- Unrivalled Views Across London
- Expansive Open-plan Living Space
- Secure Underground Parking Space
- Brand New A1 Rated EWS1 Form
- All Cladding Remedial Works Complete



A truly one of a kind Penthouse apartment situated on the 17th floor of Grand Regent Tower, Sutton's Wharf offering spectacular vistas across London towards the City, St. Paul's Cathedral and the Canary Wharf CBD.

Original presented as the development's show home, this 1,310sq ft apartment is simply a "must-see" and provides for ample accommodation for any would-be homeowner. The large, open-plan living-kitchen arrangement has direct access onto the huge terrace, is flooded with light courtesy of the floor-to-ceiling windows, beautiful hard wood flooring throughout and all the mod-cons one would expect from a property of this calibre.

The bedrooms are all generous in size, with both the principal and 2nd bedrooms having access to en-suite shower rooms, built-in wardrobes and the 3rd bedroom has more custom built-in cabinetry, making it perfect for use as a home office. The en-suite bathrooms and main family bathroom suite are all sumptuously appointed in white and chrome fixtures. The wrap-around terrace is accessible from all main rooms bar the home office, and offers out of this world views to the south, west and north across a wide array of London's impressive skylines. The apartment comes with a private off-street underground parking space within the development and the tower has recent has a new updated EWS1 Form issued with an A1 rating.

Tenure: Leasehold 113 years approx. remaining.

Service Charge: £5,121 pa. approx.

Ground Rent: £450 pa. Reviewed every 15 years from the commencement date of the Lease in line with RPI

Local Authority: Tower Hamlets

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Grand Regent Tower,
Cadmium Square, E2

○ - Ceiling Height



Seventeenth Floor

Approx Gross Internal Area 1310 Sq Ft - 121.70 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

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