



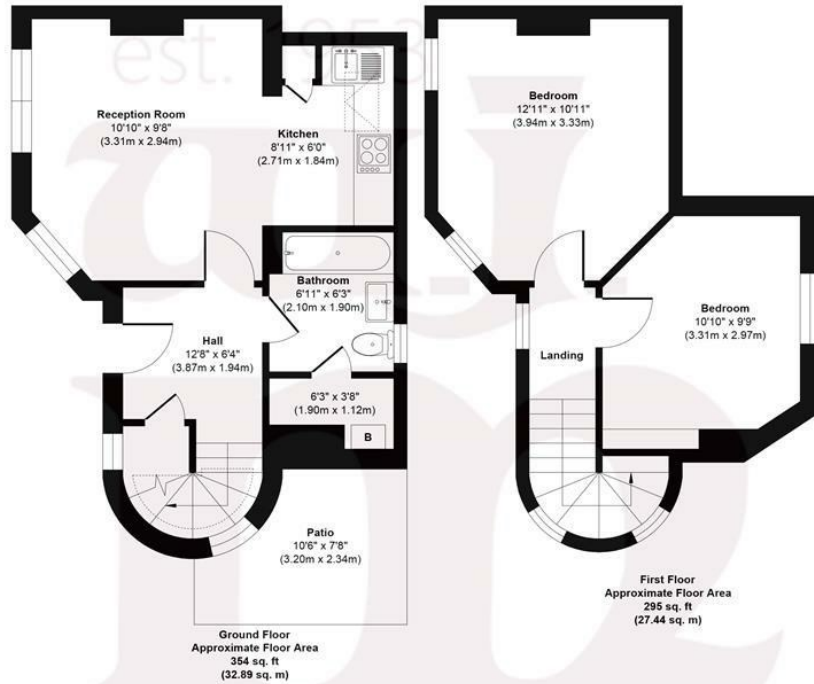
MORELAND COTTAGES, E3

£695,000 SO/FH

- 24 hr concierge
- Residents Swimming Pool & gym
- Semi-detached Victorian cottage
- Underground parking
- Private courtyard garden
- Chain free

wj.
meade

Moreland Cottage



Approx. Gross Internal Floor Area 649 sq. ft / 60.33 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are delighted to offer this picturesque Grade II Listed Victorian cottage within the much coveted Bow Quarter development site of the former Bryant & May match factory. The property is full of charm with original sash windows, high ceilings, and a sweeping staircase within a turret. Outside there is a secluded patio ideal for alfresco entertaining. The secure complex includes leisure facilities, underground parking, landscaped gardens, fish pond, convenience store and concierge services. A truly unique property packed with character and history.

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 £3,900 pa
Ground rent £0
962 years lease
Council Tax Band E
Current EPC Rating 52

