





## 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





## **Moreland Cottage**















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 i working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustratio 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 upo information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicito Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would as for your co-operation in order that there will be no delay in agreeing the sale.

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





