



CARDIGAN ROAD, E3

£1,250,000

- Grand Victorian Town House
- Impressive Social Space
- East Facing Garden
- 1644 sq ft/153 sq m
- Access Via Raised & Lower Ground Floor
- Chain Free

 **wj. meade**



## Cardigan Road



**Approx. Gross Internal Floor Area 1644 sq. ft / 152.96 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are pleased to present this substantial four storey Victorian terraced house within a popular Conservation Area, well situated for the eclectic amenities of Roman Road, public greenery of Victoria Park and the convenience of Bow Road Underground as well as Bow Church DLR stations. Arranged over an impressive 1644 sq ft, the accommodation offers flexibility and is currently configured as four double bedrooms, three bathrooms, reception room and a 30ft Kitchen/dining/living space spanning the entirety of the lower ground floor. To the rear there is a 45ft garden with an outbuilding on rear access.

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 £n/a  
Ground rent £n/a  
Reserve fund £n/a  
n/a years lease  
Council tax band F  
Current EPC Rating null

