



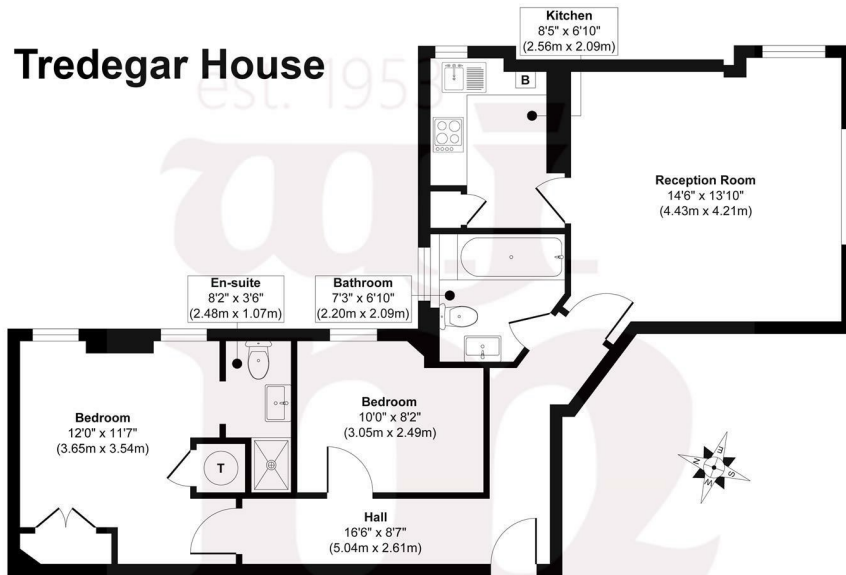
TREDEGAR HOUSE, E3

£450,000 L/H

- Grand Entrance Lobby
- Chain Free
- Resident's Garden
- Allocated Parking
- Character Property
- Close To Various Public Transport

wj.
meade

Tredegar House



Approx. Gross Internal Floor Area 661 sq. ft / 61.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are pleased to present this first floor two bedroom, two bathroom apartment within an impressive Grade II Listed building. Dating back to 1911, and designed in "Wrenaissance" style, it was originally an Edwardian training home for nurses. Arranged over 661 sq ft with high ceilings throughout, separate kitchen to reception and windows to two sides. To the rear of the building there is a manicured lawned garden and secure parking.

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 £4,845.54

Ground rent £0

Reserve fund £996,86

New extended lease

Council Tax Band D

Current EPC Rating 70

Tenure: Leasehold

