hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS







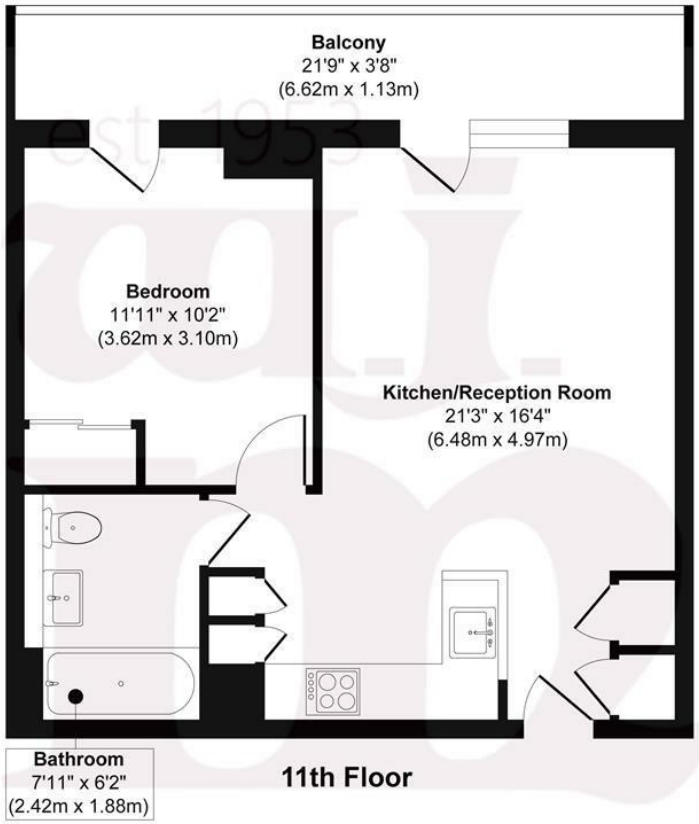
# GRAND REGENT TOWER, E2

OIEO £400,000 L/H

- 11th floor with dramatic views
- Underground parking space
- 24hr Concierge
- Chain free
- EWS1- A1 rating
- Epitome of high-rise London living

wj meade

# Grand Regent Tower




**Approx. Gross Internal Floor Area 484sq ft / 45sq m**

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

Produced by Elements Property









WJ Meade are excited to present this stunning eleventh floor one bedroom flat in the luxurious Grand Regent Tower; a landmark development rising 18 floors alongside the Regents Canal. The apartment has a south facing orientation with the large glazing and full width balcony offering impressive views down the waterway and facing the Canary Wharf Cityscape. The high specification interior includes a contemporary open plan kitchen and stylish bathroom suite, whilst enjoying the practicalities of inbuilt storage both in the reception and bedroom. The property comes with secure underground car parking, as well as resident's bicycle store and 24hr concierge facilities. Situated in between Mile End Park and Meath Gardens, next to the Regents Canal with easy access into Victoria Park, Mile End and Bethnal Green underground stations as well as the electric amenities of Roman Road.

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 £2,254.08 pa
Ground rent £250 pa
113 years lease
Council Tax Band C
Current EPC Rating 79
Tenure: Leasehold

1 1 1