



Grand Regent Tower, Cadmium Square, London, E2 0FG

£350,000

A 1 bedroom canal side apartment for sale offering bright and spacious accommodation throughout.

Open plan living room with fitted kitchen, access to terrace with views of the canal, bedroom with fitted wardrobes and modern bathroom suite.

Located minutes from Mile End tube station.

GROUND RENT £250 PA / SERVICE CHARGE £2142 PA / LEASE 113 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- Grand Regent Tower E2
- Close to Mile End Tube Station
- Canal views from Terrace
- 6th Floor
- 1 Bedroom apartment
- Chain Free Sale

Grand Regent Tower, Cadmium Square, London, E2 0FG



GRAND REGENT CANAL



DEVELOPMENT



ENTRANCE



KITCHEN



GRAND REGENT TOWER



RECEPTION ROOM

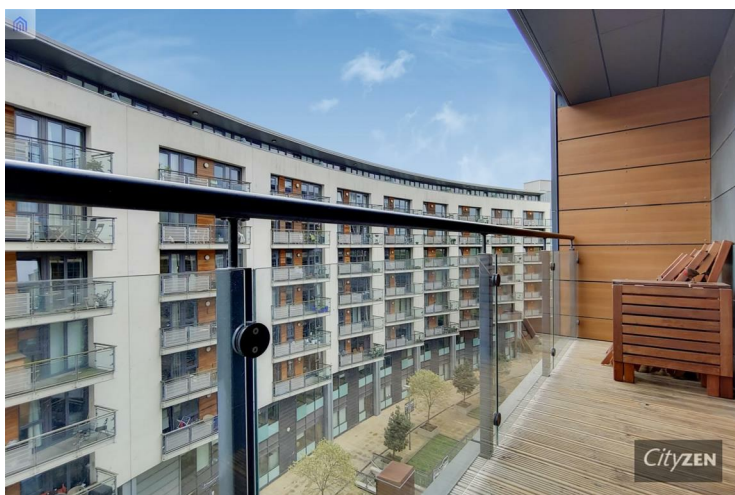
Grand Regent Tower, Cadmium Square, London, E2 0FG



RECEPTION ROOM



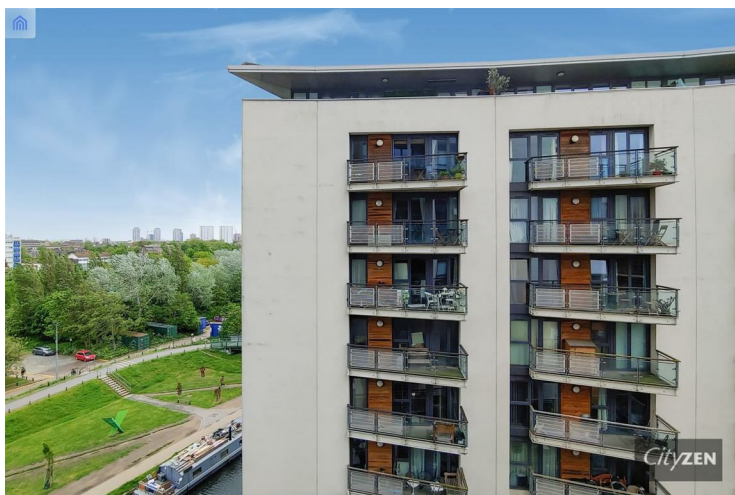
BEDROOM



TERRACE



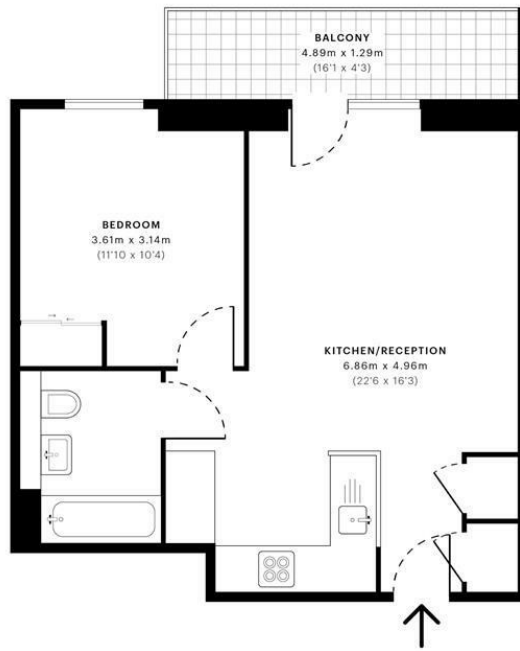
BEDROOM



VIEW FROM TERRACE



BATHROOM



Sixth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
44.80 sqm / 482.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes wetrooms, restricted head height
43.53 sqm / 468.55 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.56 sqm / 59.85 sqft

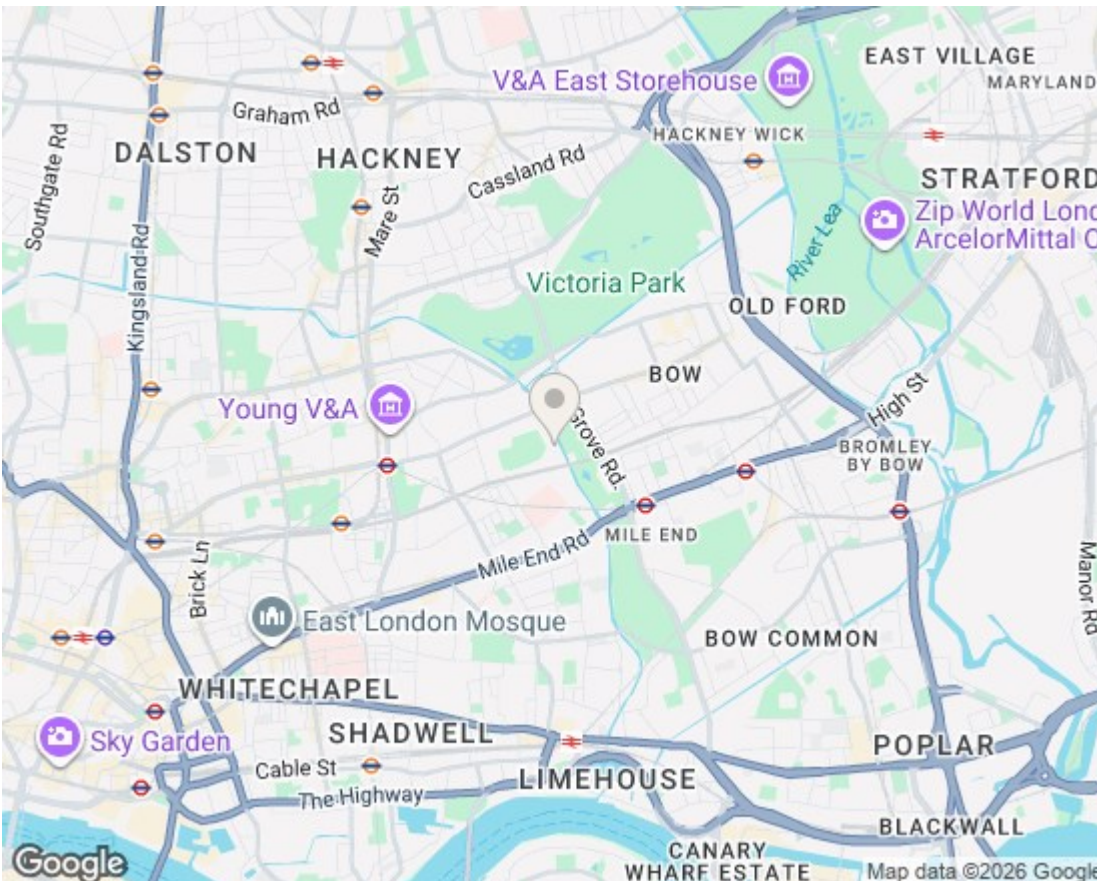
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW136 RESIDENTIAL 50.63 sqm / 544.98 sqft
IPW136 RESIDENTIAL 49.57 sqm / 533.57 sqft

spec id: 6081a220f7927a0dc610298c



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.