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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



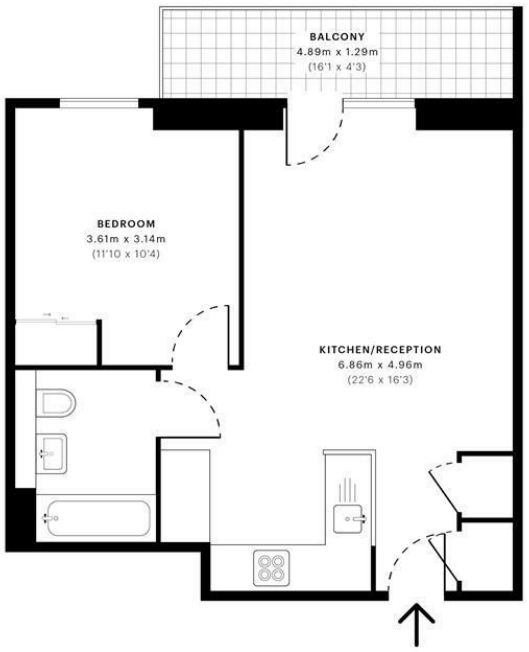
BATHROOM

CityZEN

Grand Regent Tower, E2

CAPTURE DATE 21/05/2021 LASER SCAN POINTS 1,567,536

GROSS INTERNAL AREA
44.80 sqm / 482.22 sqft



— Sixth Floor

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

NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, 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 1.5 m
0.00 sqm / 0.00 sqft

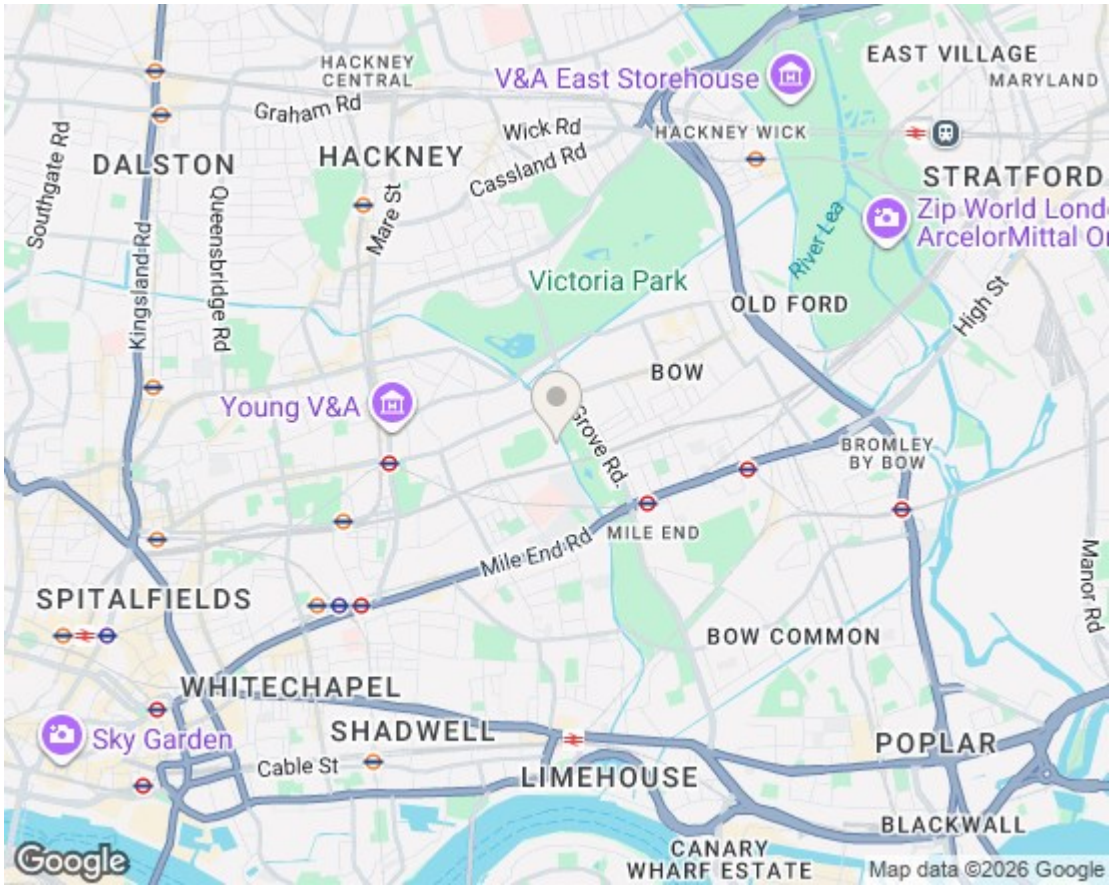
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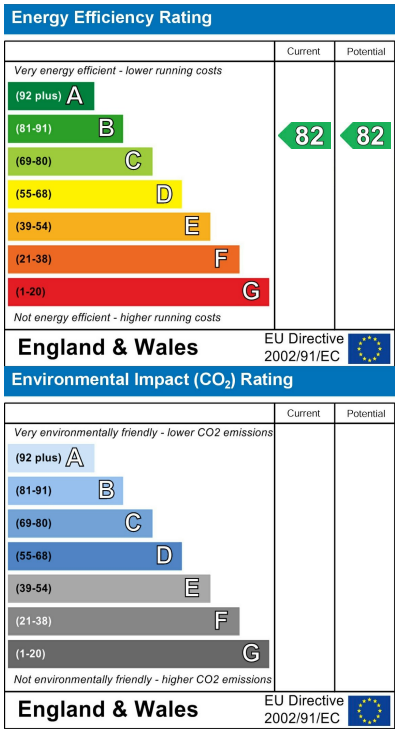
RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 3B RESIDENTIAL 50.63 sqm / 544.98 sqft
IPMS 3C RESIDENTIAL 49.57 sqm / 533.57 sqft

SPEC ID 6081a920f7927a0dc6102a8c





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.