



## COLLEGE TERRACE, E3

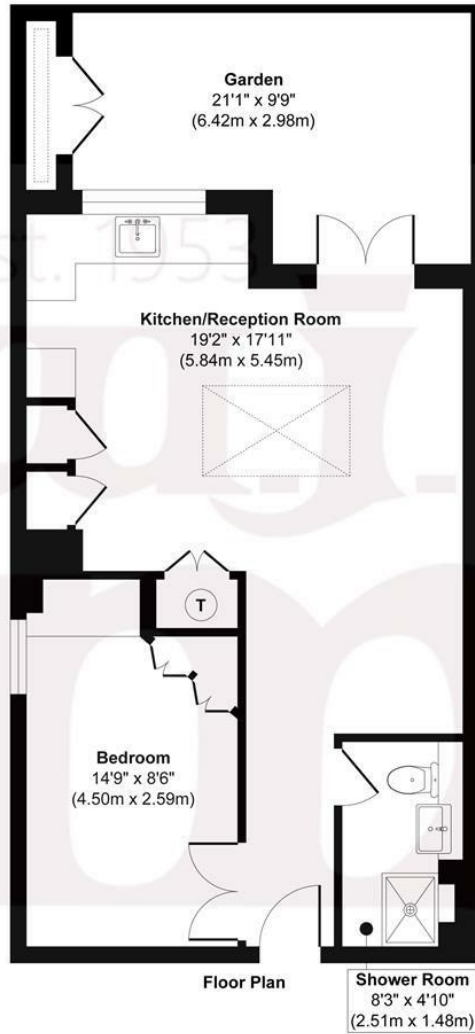
OIEO £450,000

- Private Secluded Garden
- Quiet Position at Back of Block
- Charming Period Conversion
- Excellent Storage Space
- Chain Free
- Fantastic Transport Links

wj.  
meade



# College Terrace



**Approx. Gross Internal Floor Area 490 sq. ft / 45.59 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are delighted to offer this wonderful one bedroom garden flat, within a period conversion on a Coveted, tree-lined street, situated in the Tredegar Square Conservation Area. Boasting impressive social space with a beautiful kitchen open plan to dining and reception space, featuring a glazed roof lantern, then French doors out to a private courtyard garden. The bedroom has been thoughtfully designed to maximise storage capacity with a range of in built wardrobes and the walk-in shower adds an element of luxury. Boasting high ceilings throughout and original character retained, this is a fine example of a period property in a highly desirable location.

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 £1,650 pa  
Ground rent £250 pa  
103 years lease  
Council Tax Band C  
Current EPC Rating 59

