

Tredegar Road, E3

MOVELI



- Three Double Bedrooms
- One Bathroom & Separate WC
- Terraced House With Period Features
- Private Garden With Decking
- Fantastic Location With Great Transport Links
- Modern Kitchen With Ample Storage
- Victoria Park & Regents Canal Close By
- Roman Road On The Doorstep
- Newly Redecorated Throughout
- 1036 Sq. Ft / 96.25 Sq. M

# Tredegar Road, E3

**3 BED House - Terraced | 1036.00 sq ft |**

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This spacious, beautifully presented and newly redecorated throughout three double bedroom terraced house is located in the heart of Tredegar Square Conservation Area, moments from Mile End and Bow Road Stations.

The property itself comprises a bright living room at the front of the house, which leads into the open plan kitchen and dining room at the back of the house, with 2 doors to the large decked garden to the rear, which is a fantastic space for entertaining. The kitchen has been finished to a modern standard and has integrated appliances and plenty of storage space. There is also a separate WC downstairs. The upper floor of the house consists of three double bedrooms, one slightly larger being the master room and a family bathroom. The property will be fully redecorated before a new tenancy starts.

The location of this property means that both Mile End (Central and District Line) and Bow Road (District Line) Stations are within easy reach, and there are plenty of convenient bus and main cycle routes on the doorstep which make commuting into the City and further Central London extremely easy. The



property is surrounded by local amenities and various attractions; the beautiful Victoria Park is on the doorstep as well as Mile End Park and Regents Canal, which can take you to London Fields further north. You are spoiled for choice when it comes to local pubs with The Lord Tredegar, Morgan Arms and The Coborn all within a short distance, as well as a variety of shops, restaurants and cafes, which make up Victoria Park Village and Roman Road.

This property is absolutely perfect for professional sharers or a family looking to live in a beautiful spacious home in this vibrant East London location.














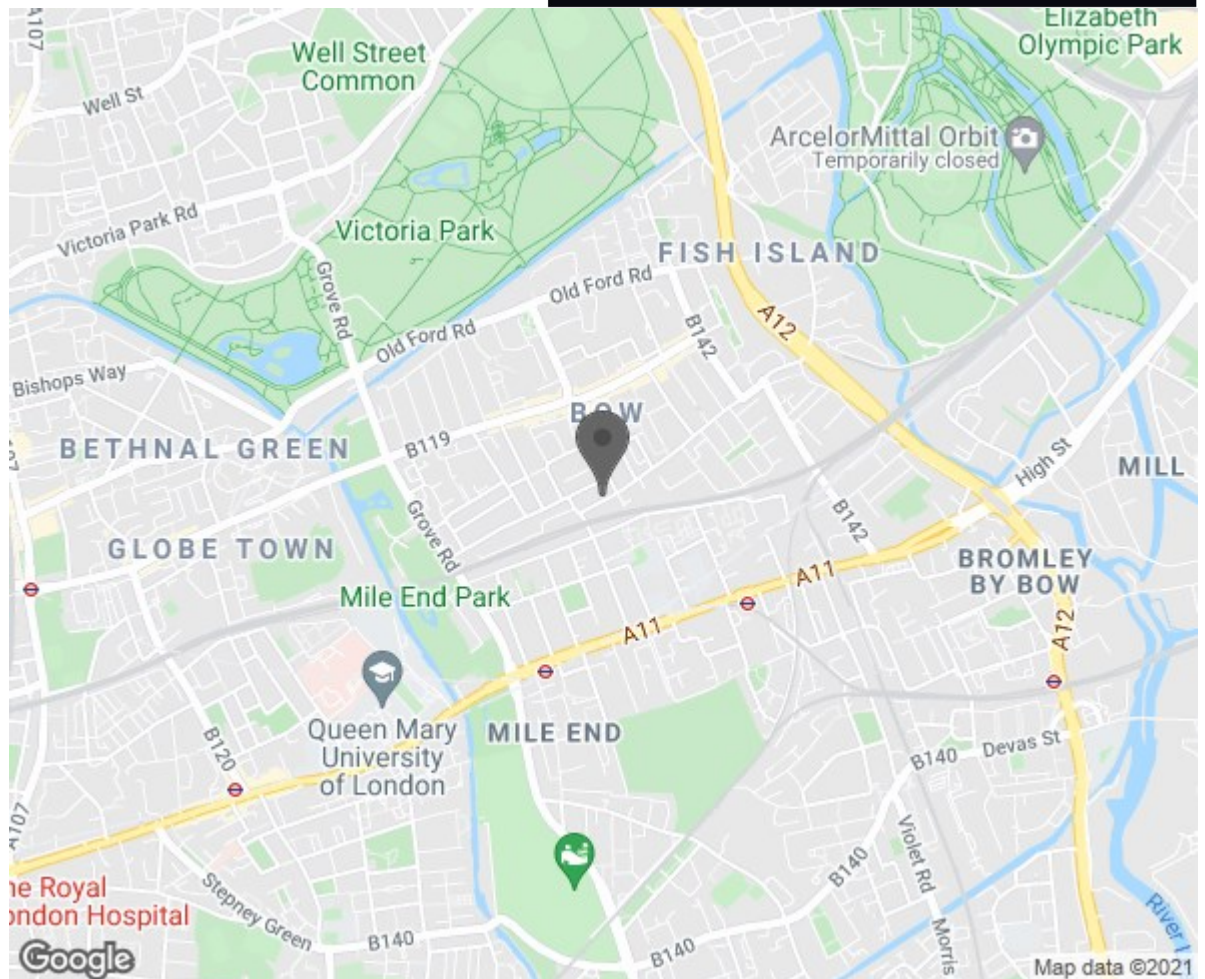


## Location

-  Property Location
-  Overground Station
-  Underground Station

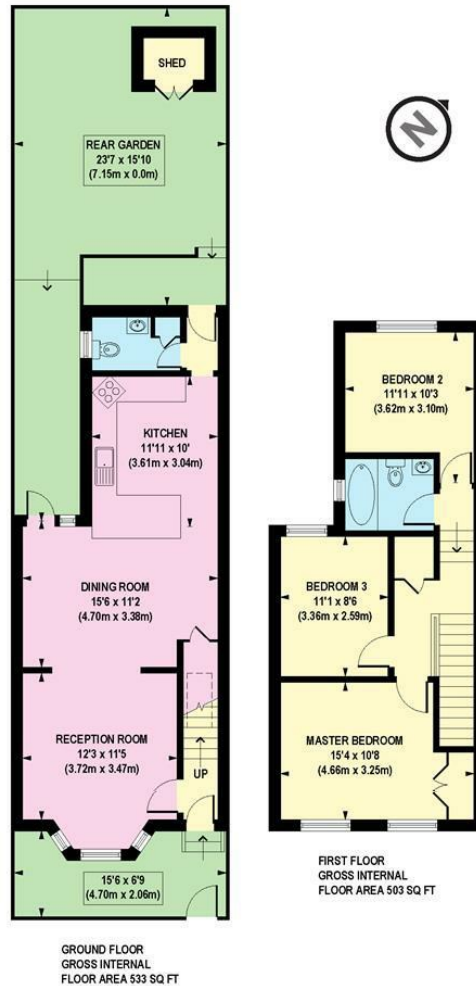
## Energy Efficiency (EPC)

|            | Rating | Score |
|------------|--------|-------|
| Current:   | D      | 63    |
| Potential: | B      | 86    |



# Floor plan

1036.00 sq ft



**APPROX. GROSS INTERNAL FLOOR AREA 1036 sq. ft / 96.25 sq. m  
(Excluding Shed)**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

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## Chris Price

Contact Chris for further details or  
a free valuation on your property.

☎ 07912 302 483 | 020 3150 0638

✉ [cprice@movel.co.uk](mailto:cprice@movel.co.uk)