Unfurnished, £525 pw (£2,275 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.
Available from 22/03/2019
GRAND REGENT TOWER, 2 CADMIUM SQUARE, VICTORIA PARK, LONDON, E2 0FG
£525 pw (£2,275 pcm) Unfurnished

- Overlooking the Canal • Lift • Concierge service
- Secure cycle storage • Balcony • EPC Rating = B • Council Tax = D

**Description**
Grand Regent Tower forms part of a collective of new build apartments overlooking the canal and Mile End Park.

Offering a high specification throughout, this 2 bedroom property boasts a lovely bright open plan kitchen and reception with floor to ceiling windows, and direct access out to a private balcony, there are 2 double bedrooms, one with en-suite and fitted wardrobes, a further family bathroom and storage to the ample entrance hall. Both bedrooms have direct access to a second south facing balcony. The property further offers amenities such as a concierge service and secure cycle storage.

**Situation**
Grand Regent Tower is surrounded by green spaces, with Mile End Park and Victoria Park very close by. A multitude of dining and shopping options are catered for by the nearby Shoreditch as well as the numerous weekend markets in the area. The closest tubes are Bethnal Green and Mile End, with local bus routes along Roman Road and Grove Road, giving access to Canary Wharf and The City easily.

**Energy Performance**
A copy of the full Energy Performance Certificate is available on request.

**Viewing**
Strictly by appointment with Savills.
*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £38 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190319SHUH

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