



**Devons Road, London, E3 3PN**  
**Asking Price £299,999**

**coopers**  
OF LONDON EST. 1986

# Devons Road, London, E3

- No Onward Chain
- Double Bedroom
- Close to transport Links
- Over 430SQFT
- Juliet Balcony

**Modern purpose-built one bedroom apartment with easy access to Canary Wharf via Devons Road DLR.**

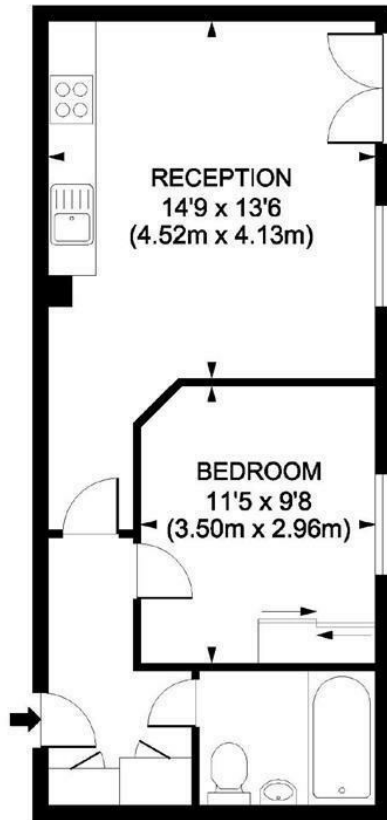
**Spanning 430sq ft, the property comprises: entrance hallway, open plan kitchen/reception area, double bedroom separate bathroom.**

**The property is offered for sale in excellent condition and would be ideal for either a buy-to-let investor or an end user.**

**Devons Road (DLR), Bow Road (H&C) and Mile End (Central) stations are all within walking distance and there is a bus stop adjacent to the building.**







### THIRD FLOOR

Devons Road, London, E3 3PN  
Gross Internal Area 430 sq ft/40 sq metres

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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