



**ABSOLUTE**  
PROPERTY

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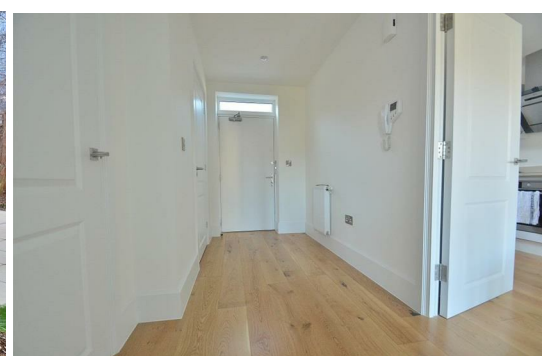
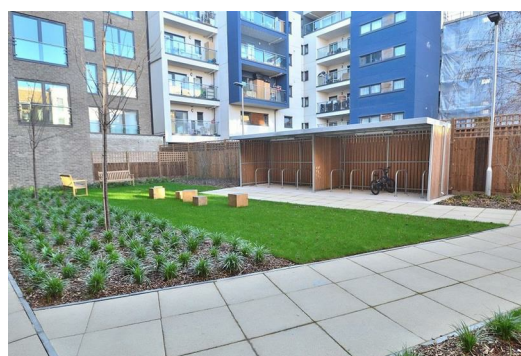
**Flat 207 Euler Court, Bow  
London E3 4FA**

**Price Guide £365,000**

Absolute Property are pleased to offer this one bedroom luxury second floor apartment in Parkside E3 built by Galliard Homes. This property has a high specification finish and is perfectly placed between Canary Wharf to the south, Westfield Stratford City to the north and the City of London to the west. Benefits include light and airy spacious living, a luxury fully integrated kitchen, modern bathroom, own private terrace overlooking a park. Residents also benefit from onsite leisure facilities, communal gardens and being close to transport links, this property is offered chain free. Viewing highly recommended to avoid disappointment.

**Location:**

Devons road DLR is within walking distance in addition to Mile End tube (Hammersmith and City, Central and District Lines) being a little further.





# Flat 207 Euler Court, Bow London E3 4FA

## Communal Parts:

The apartment has an elevator and stair access. There is a key fob system to access the communal parts of the building in addition to a video entry security system.

## Entrance:

Front door opening to:

## Hallway:

Solid wood flooring, door to kitchen/living room, bedroom, bathroom, storage cupboard.

## Kitchen/ living room:

23.7 x 10.2 going into 8.7

Range of eye and base level units; built in AEG oven, hob and extractor; integrated fridge freezer; integrated washer/dryer and dishwasher; sink unit with mixer taps; double glazed window to front aspect; solid wood flooring; two radiators; TV socket; double glazed double doors opening to roof terrace

## Bedroom:

11.10 x 10.3

Fitted wardrobes; radiator; TV socket; ceiling spotlights; ceiling spotlights; double glazed single door opening to roof terrace

## Bathroom:

3 piece suite comprising low flush W/C, hand washbasin with mixer taps and bath with shower attachment; ceiling spotlights; tiled walls; tiled flooring; double glazed frosted window to front aspect

## Outside:

There are communal gardens mainly laid to lawn with various shrub borders that sit within a communal bike shed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	83	B3	B3
<small>For energy efficient - higher rating costs</small> <small>England &amp; Wales</small>		<small>For environmental friendly - higher CO<sub>2</sub> emissions</small> <small>England &amp; Wales</small>	