



## Merchant Street, Bow, London, E3

£1,750 PCM

Unfurnished

TO LET

 1  1  1

- Modern purpose built apartment
- 1 Double bedroom
- Open plan Lounge/kitchen/diner
- Double glazing & Gas central heating
- Bow Road tube Station: 0.2 mile walking distance
- Deposit: £2019.23
- EPC rating: B (82)
- Council tax band: C
- Private balcony
- Internal: 492 sq ft (46 sq m)

A light and airy one bedroom flat on Merchant Street.

Situated in a modern, low-level development, the property is well presented throughout. There is an open plan kitchen/living area, with fitted units and a breakfast bar at one end, and glazed doors at the other leading to the private balcony – the perfect spot for that morning coffee. The bedroom is a solid double, with plenty of room for free standing storage, whilst the flat is rounded off by the modern, three-piece bathroom.

The property is ideally located for access to Mile End Central line station, making the daily commute just that bit easier. Mile End Park is close at hand for that morning run, or cycle along the towpath of the Regent's Canal. If all that sounds like too much hard work, head for The Lord Tredegar or The Morgan Arms, two great local pubs located just off the beautiful Tredegar Square.

A great flat, in a fantastic part of East London.

Shall we take a look...?

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## DIMENSIONS

- Communal Entrance**  
Via communal front door leading into:
- Communal Hallway**  
Staircase & lift leading to all floors and flat.
- Entrance**  
Via flat entrance door leading into:
- Entrance Hallway**  
Door to all rooms.
- Open plan Lounge/kitchen/diner**  
22'2 x 11'5 (6.76m x 3.48m)  
Door to balcony.
- Bedroom**  
14'7 x 10'6 (4.45m x 3.20m)
- Bathroom**  
7'1 x 5'7 (2.16m x 1.70m)
- Balcony**  
10'11 x 5'4 (3.33m x 1.63m)
- Additional Information:**  
Length of tenancy - 12 month with 6 months break clause.  
Local Authority: London Borough Of Tower Hamlets.  
Council Tax Band: C

**Notice:**  
All photographs are provided for guidance only.

**Disclaimer:**  
We endeavour to make our sales particulars accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 492 sq ft - 46 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## LOCATION

