



FLAT 12 FINDLAY HOUSE

LONDON, E3 3GD

£425,000
LEASEHOLD

Situated in the third floor of this modern, private residential development is this stunning two bedroom/two bathroom property. With it's own huge wrap-around private terrace area and over 735 SQ FT of internal space, this two bedroom, two and is located in the heart of Bow.

Located just 0.2 miles from Bow Road Underground Station, the property benefits from a large open plan living space with a modern open plan integrated kitchen. There is a spacious corridor which has two large double bedrooms off of it and both have plenty of storage space and the master bedroom also has an en-suite bathroom. There is also an additional well-sized, modern family bathroom as well.

Findlay House is just a short walk to the local underground and Bow Church DLR stations allowing easy access into the city and Canary Wharf, as well as

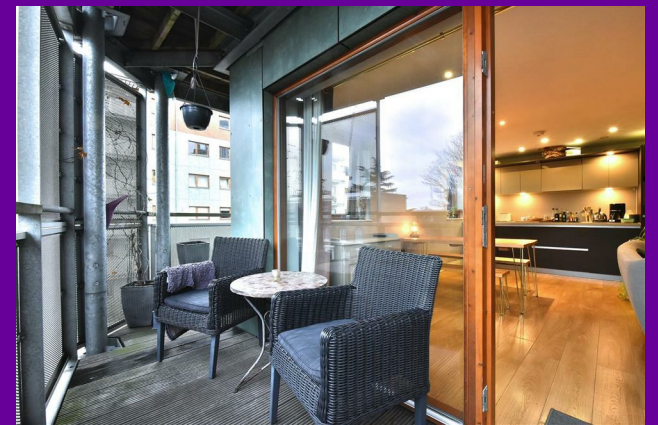
DouglasPryce

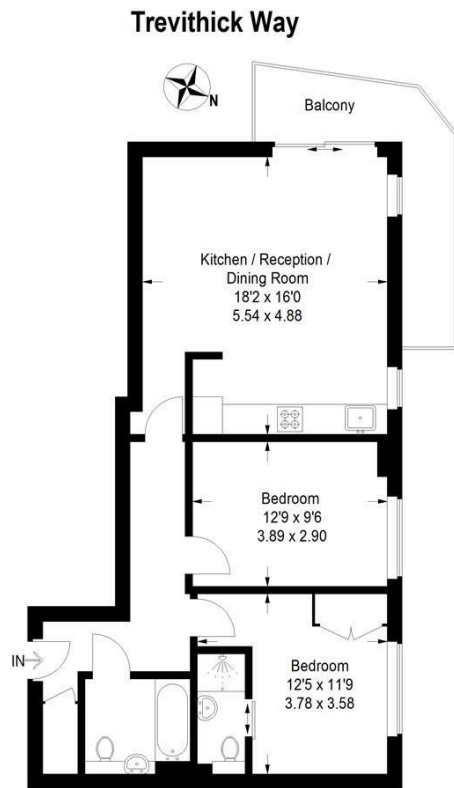
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- Open Plan Kitchen / Reception • 735 sq ft (Internal) • Private Wrap Around Balcony • 3rd Floor Apartment • Bow Church Station (DLR) 0.1 miles • Bow Road Station (Underground) 0.2 miles • Communal Garden/Outdoor Space • Two Double Bedrooms • Two Bathrooms



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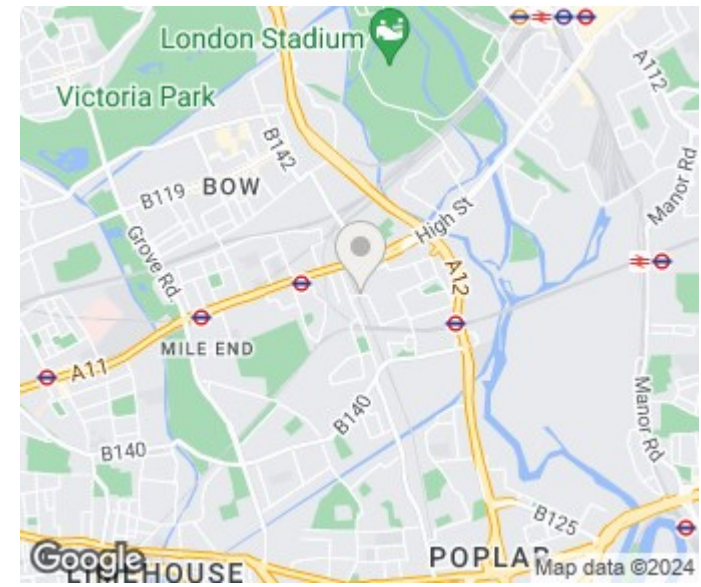




Second Floor

Approximate Gross Internal Area
735 sq ft / 68.3 sq m

Illustration for identification purposes only,
measurements are approximate.
Drawn for Douglas Pryce



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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