



FLAT 56 MALLARD POINT LONDON, E3 3FQ

£350,000
LEASEHOLD

This stunning, 15th floor, one double bedroom apartment is set within the recently built (2015) development of Mallard Point. The apartment benefits from a west-facing private balcony, which allows for an abundance of light to fill this extremely spacious and airy property. The living room benefits from a large, open plan reception and dining area, as well as a modern, fitted kitchen. There is also a really well-sized double bedroom, with integrated wardrobes and a modern bathroom suite. There is also ample access to storage spaces throughout the property.

The building itself offers a luxurious living experience, and benefits from a 12-hour on-site security and concierge service. Located just a stone's throw away from Bow Church DLR and a short walk to Bow Road Tube Station (District, Hammersmith & City Line), the apartment provides excellent access to the City and Canary Wharf.

The property currently has a B2 rating, with it's EWS1, so please check with your mortgage broker and/or lender before viewing or placing an offer.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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