



FLAT 8 PRYCE HOUSE

LONDON, E3 3GF

£415,000
LEASEHOLD

Situated on the first floor of this modern, private residential development and with its own allocated, private parking space is this stunning two bedroom/two bathroom property. With its own private balcony area and over 715 SQ FT of internal space, this two bedroom, two bathroom is located in the heart of Bow, and is 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, 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.

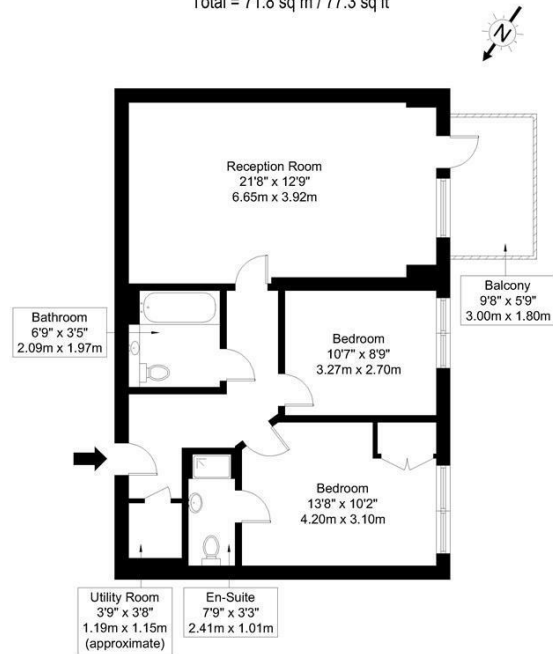
DouglasPryce

Campbell Road, E3 3GF

Approx Gross Internal Area = 66.4 sq m / 715 sq ft

Balcony = 5.4 sq m / 58 sq ft

Total = 71.8 sq m / 77.3 sq ft



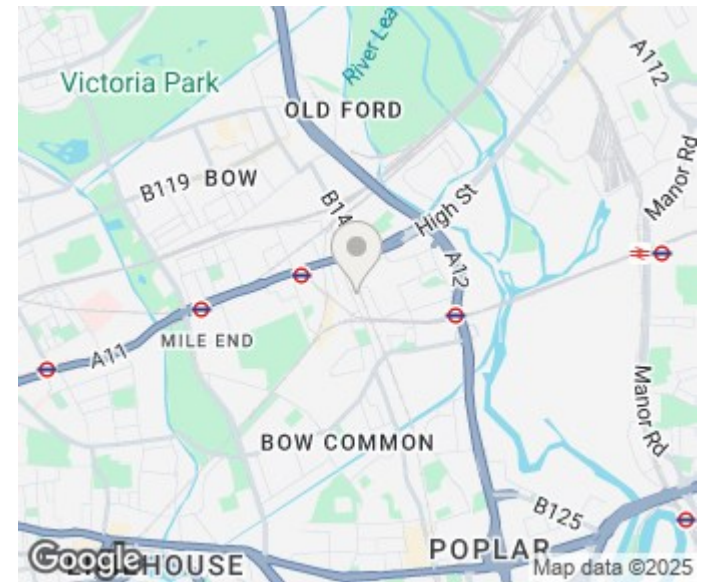
Second Floor

Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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