



 **2**  
Bedrooms

 **1**  
Bathroom

## **TENURE: LEASEHOLD**

This charming two-bedroom upper maisonette in this quiet location of this purpose-built block is perfect for a young family or the corporate couple wanting that extra space. The second floor has a separate kitchen; large reception room with door onto the balcony with stunning southern views. The upper floor has two large bedrooms, a family bathroom, and a separate WC. With ample storage throughout and the outside space this flat is a must-see property in a fabulous location.

## **Transportation:**

Proximity to Bow Church DLR; Bow Road Underground and Mile End Underground are all within a short walk of the property as well as the amenities of the Mile End Road. Canary Wharf, The City and Stratford are within easy access for high end shopping, commuting, and dining.

## **Location**

Located on Insley Road, near the junction with Bromley High Street

Shopping facilities are located nearby on Bow Road and to a further extent along Mile End Road

Grove Hall Park provides recreational areas.

## **Accommodation**

2 Bedroom Maisonette flat

Third Floor-Access via Lift and staircase

Entrance Hall, Lounge, Kitchen, Balcony.

Floor Above:

Bed 1 3.65m by 3.02m

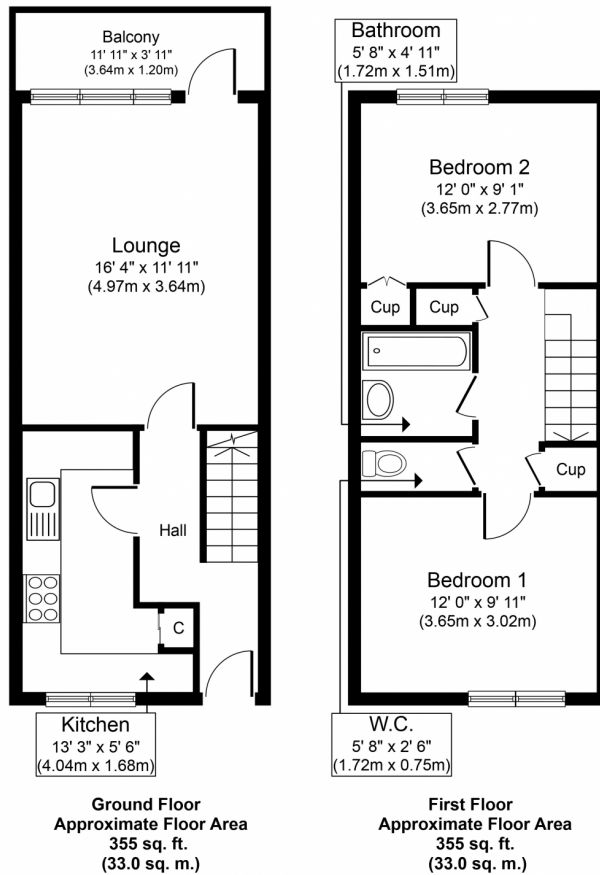
Bed 2 3.65m by 2.77m

Ground Floor Approx Floor Area 370 Sq. ft , Total Approx Floor Area 740 Sq Ft. (68.8 Sq. M).

First floor Approx floor Area 370 sq. ft

Separate WC and bathroom

This property has a Gas boiler for hot water and central heating. Contact us to arrange a viewing.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(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, Scotland & Wales		EU Directive 2002/91/EC 