












## Charles Newell Court, Violet Road, Bow, E3

Asking price **£475,000** | Leasehold



# Charles Newell Court, Violet Road, Bow, E3

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Secure Bike Storage
-  Communal Gardens
-  Local Amenities
-  0.1 MI Devons Road DLR
-  0.5 MI Bromley-by-Bow

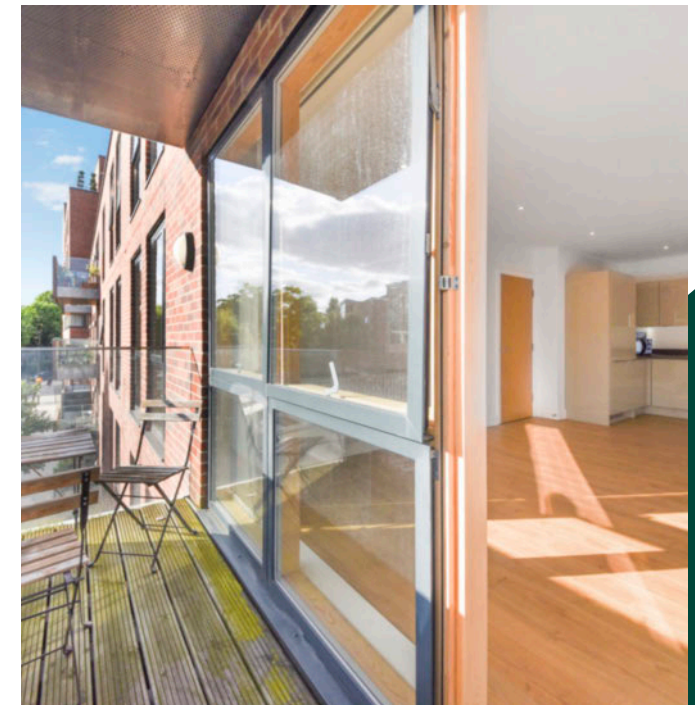
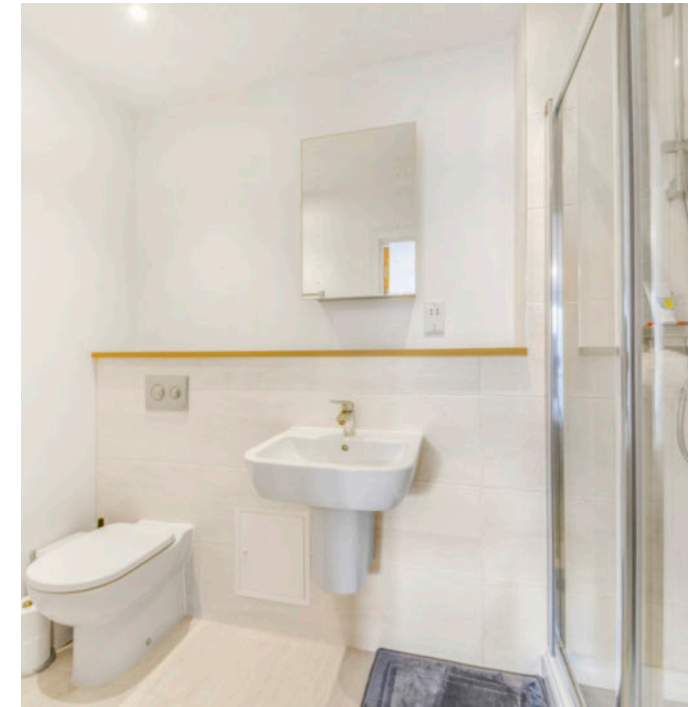
Spacious and bright, a modern two bedroom, two bathroom apartment with a private balcony on the second floor of Charles Newell Court, close to the DLR station and the Limehouse Cut Canal, in Bow E3.

The property includes a generous living area with wood flooring and large floor-to-ceiling glazing leading to a lovely balcony, an open-plan contemporary kitchen with fully integrated appliances, including an extra large fridge, a master bedroom which benefits from an en suite and built-in storage, a second bedroom with fitted wardrobe

and served by a family size bathroom with bathtub. There is additional storage in the entry hall.

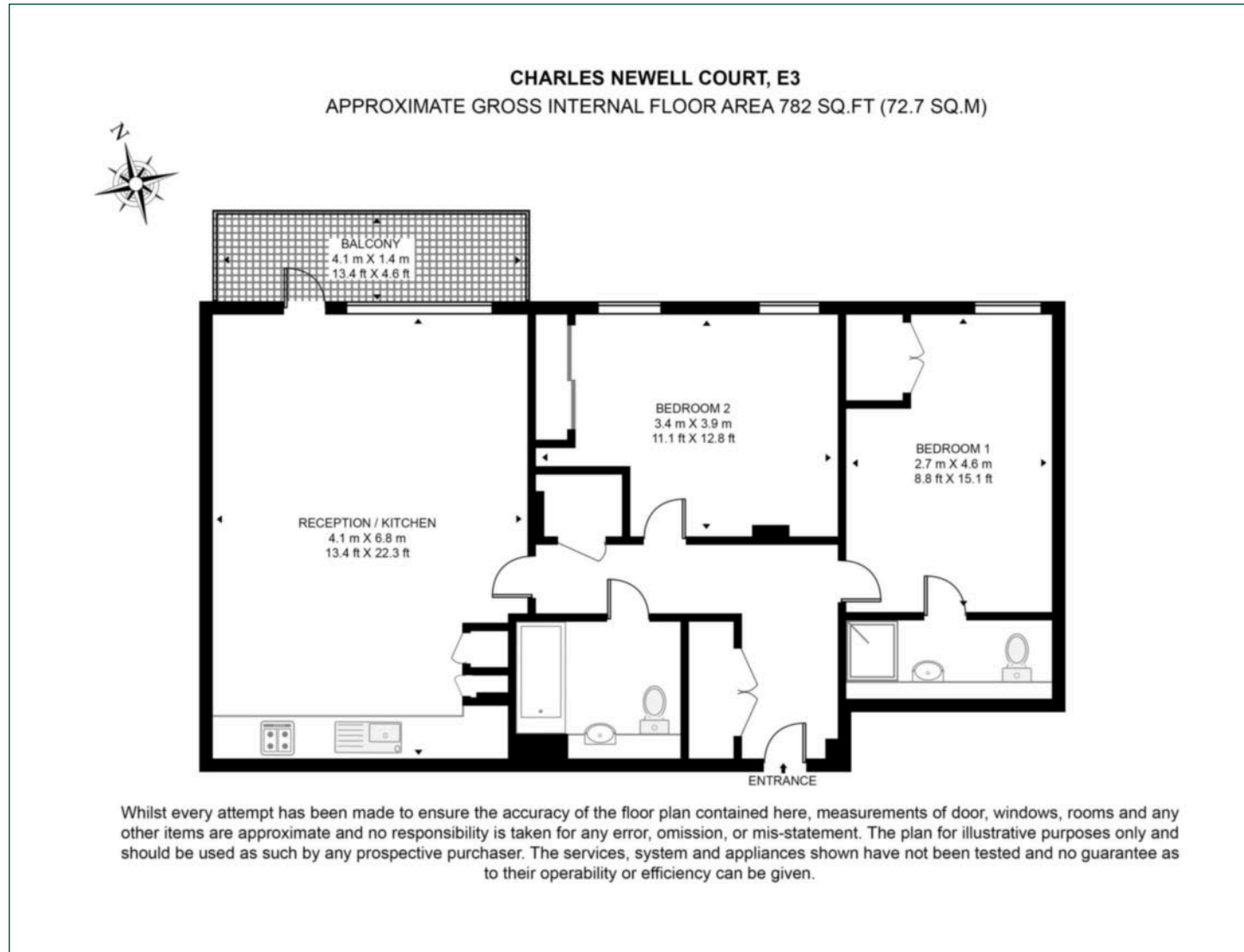
Charles Newell Court provides communal gardens and secure bike storage. The property is located close to the Limehouse Cut Canal and green spaces including Rounton Park. Devon's Road station is also nearby offering DLR services and just half a mile away is Bromley-by-Bow Underground for District and Hammersmith & City line services.

<b>Tenure:</b>	Leasehold (117 years remaining)	<b>Local Authority:</b>	Tower Hamlets
<b>Ground Rent:</b>	£400 p.a.	<b>Council Tax Band:</b>	D
<b>Service Charge:</b>	Approx. £2,590 p.a.	<b>EPC:</b>	B



# Floorplan

782 sq ft | 72.7 sq m



## Canary Wharf

Horizon Building, 15 Hertsmere Road, London, E14 4AW

## Sales

020 7515 1001 | [canarywharf.sales@chaseevans.com](mailto:canarywharf.sales@chaseevans.com)

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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