



Saunders Apartments, Merchant Street, London, E3 4PS

£575,000

A 3 double bedroom 2 bathroom apartment for sale located off the Mile End Road, Bow, E3.

Open plan reception room with fitted kitchen, access to spacious balcony, 3 double bedrooms and 2 modern bathroom suites.

The location of the 'Saunders Apartments' could not be any better with Mile End tube station (Central Line) Bow Road tube station (District Line) and Bow Church (DLR) all within close proximity to the development as well as Tesco supermarket and numerous other facilities on your doorstep.

Chain free sale.

Service charge £2320 per annum
Ground rent £250 per annum
Lease: 112 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 3 Double Bedrooms
- Modern Fitted Kitchen
- Comes Furnished
- 2 Bathrooms
- Tesco 2 Mins Walk Away
- Available From 23.11.2022
- Large Lounge
- Walk To 3 Stations

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BOW CHURCH DLR

BOW ROAD STATION

MILE END STATION

SAUNDERS APARTMENTS

DEVELOPMENT ENTRANCE

KITCHEN

RECEPTION ROOM VIEW

RECEPTION ROOM

BALCONY

BEDROOM ONE VIEW

BEDROOM ONE

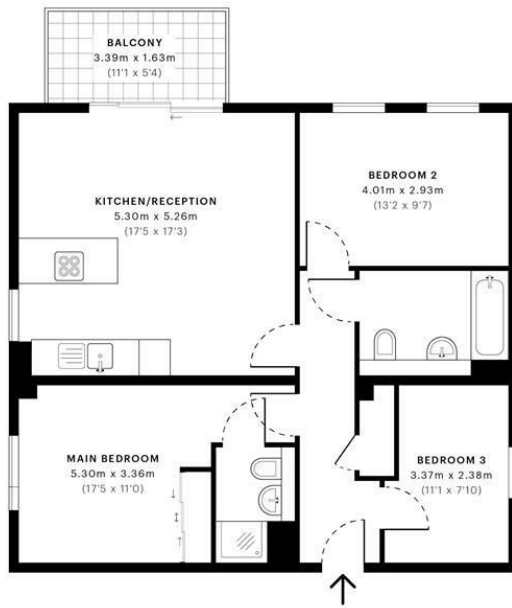
EN SUITE SHOWER ROOM

BEDROOM TWO VIEW

BEDROOM TWO

BEDROOM THREE

BATHROOM



- Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
81.45 sqm / 876.72 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes stairwells, restricted head heights
76.20 sqm / 820.21 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.43 sqm / 58.45 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

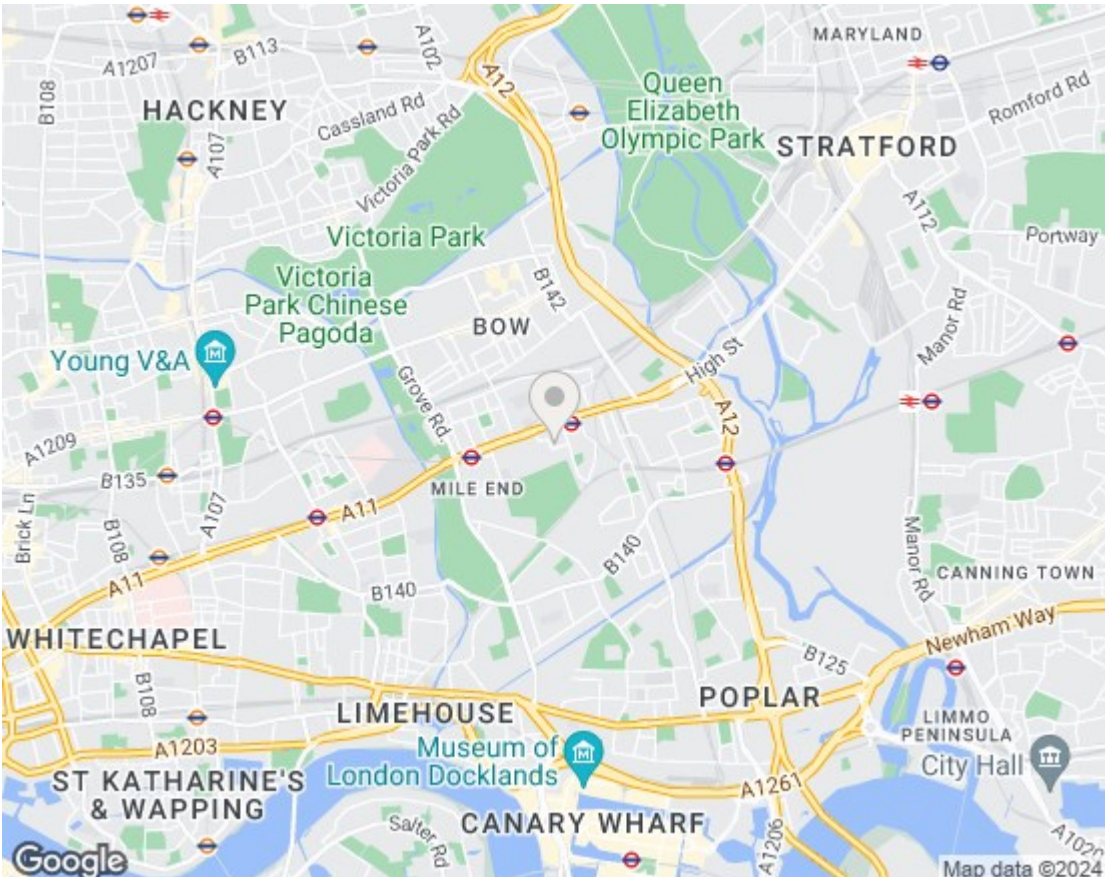
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 86.63 sqm / 932.48 sqft
IPMS 3C RESIDENTIAL: 82.39 sqm / 884.09 sqft

spc id: 609c99fca9b0f0dc0c3ca3c0



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.