



## **The Cubix, Violet Road,, Bow, E3 3QG**

**£409,995**

A 2 double bedroom top floor apartment for sale within this modern block located in Bow E3.

Bright open plan living area, modern fitted kitchen, glass sliding doors to terrace, double bedrooms and a modern bathroom suite.

Conveniently located close to two DLR stations Devons Road and Langdon Park and two tube stations Bow Road and Mile End, with Tesco Express only a short walk away.

Additional information to note - new Boiler and a new dishwasher installed January 2024. Balcony decking replaced July 2024.

Service charge £2554 per annum.

Ground rent £200 per annum.

Lease: 104 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.

- 2 Double Bedrooms
- Fitted Kitchen
- Short Walk To Stations
- Bow E3
- Wooden Flooring
- Short Walk To Canary Wharf
- Balcony
- Top Floor

## The Cubix, Violet Road,, Bow, E3 3QG



**BATHROOM**



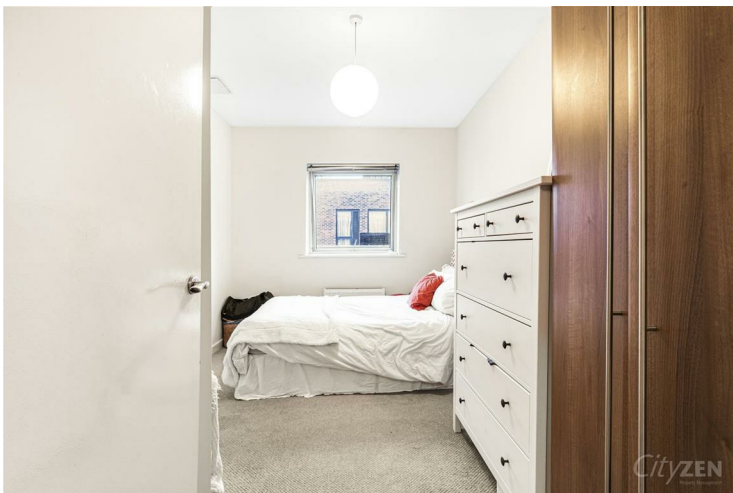
**KITCHEN/RECEPTION ROOM**



**HALLWAY**



**BEDROOM**



**BEDROOM**



**RECEPTION ROOM**

## The Cubix, Violet Road,, Bow, E3 3QG



KITCHEN



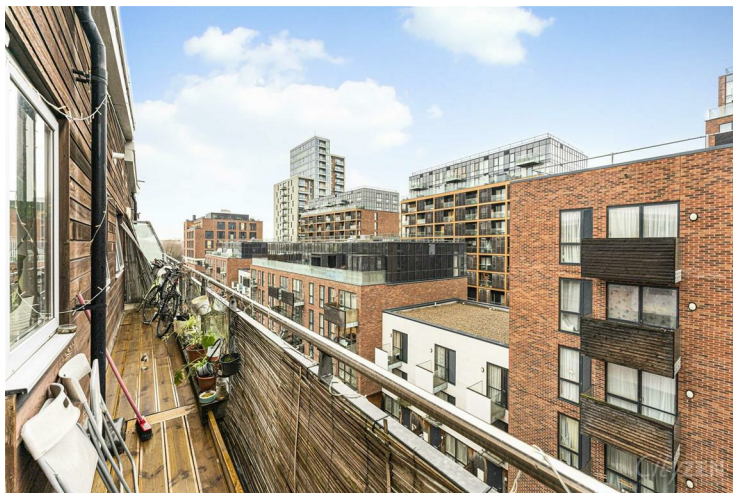
THE CUBIX APARTMENTS



RECEPTION ROOM

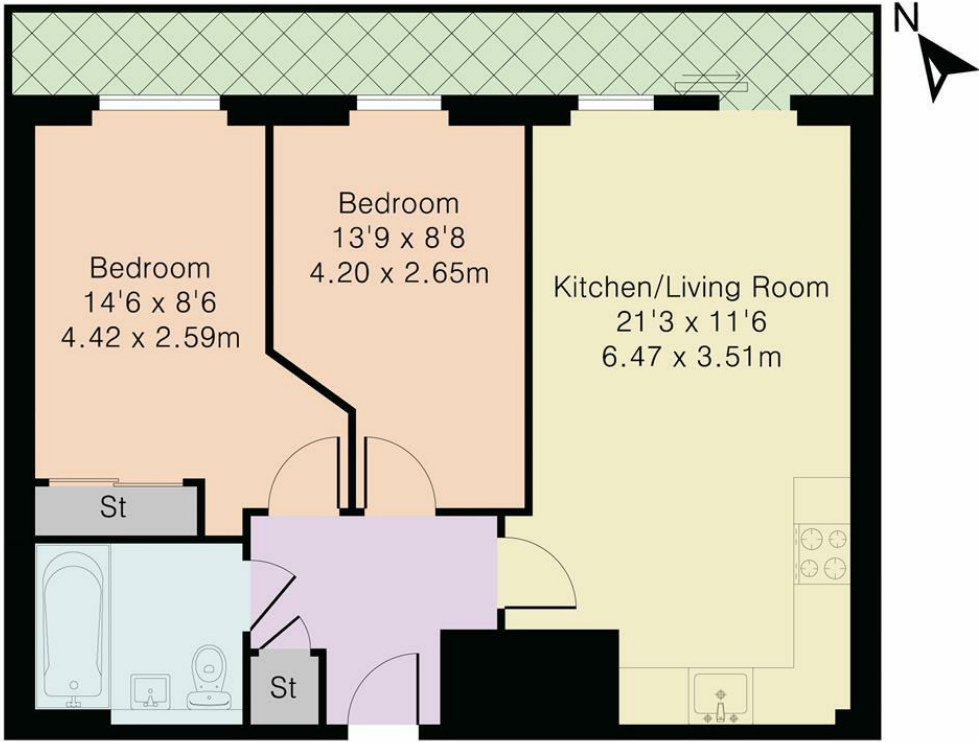


BEDROOM



BALCONY

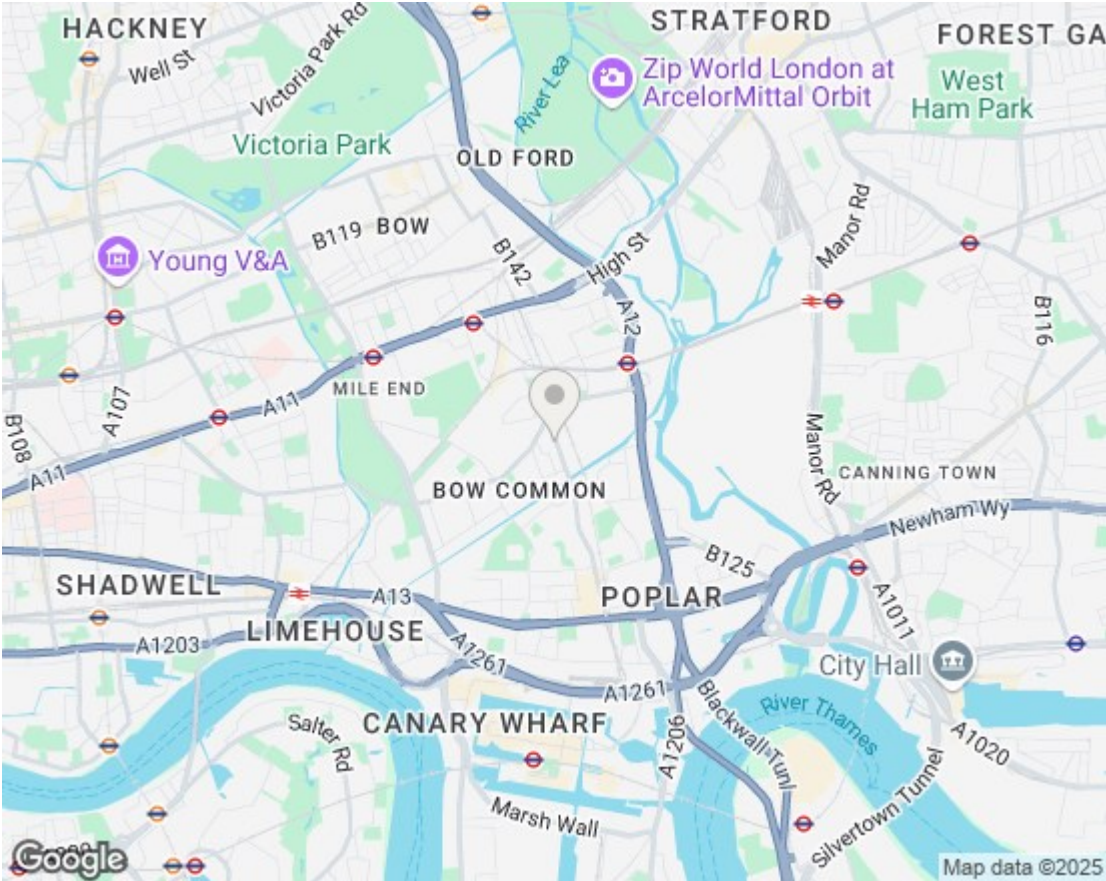
Approximate Gross Internal Area 621 sq ft - 58 sq m



Fifth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       | 78      | 80        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.