



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

**£380,000**

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

Bright open plan living room with access to balcony, fitted kitchen, good size terrace, 2 double bedrooms and 2 modern bathroom suites.

Conveniently located within short walking distance of 2 DLR stations (Devons Road and Langdon Park) and 2 tube stations (Bow Road and Mile End) with Tesco Express and a local gym only a short walk away.

Service charge £2664 per annum.

Ground rent £200 per annum.

Lease: 105 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 (DLR & TUBE)
- South facing balcony
- Bow E3
- Wooden Flooring
- Short Walk To Canary Wharf
- balcony
- 2 Bathrooms
- 2nd floor

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



ENSUITE SHOWER ROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



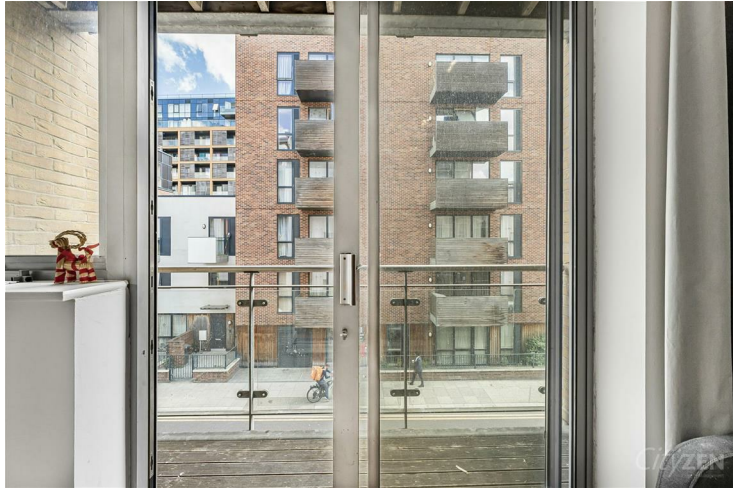
HALLWAY



KITCHEN



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



BALCONY



RECEPTION ROOM



BACLONY



BATHROOM



VIEW



VIEW



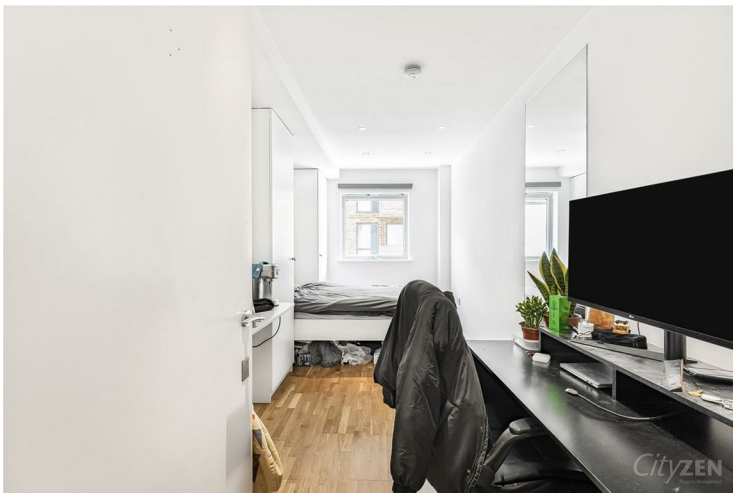
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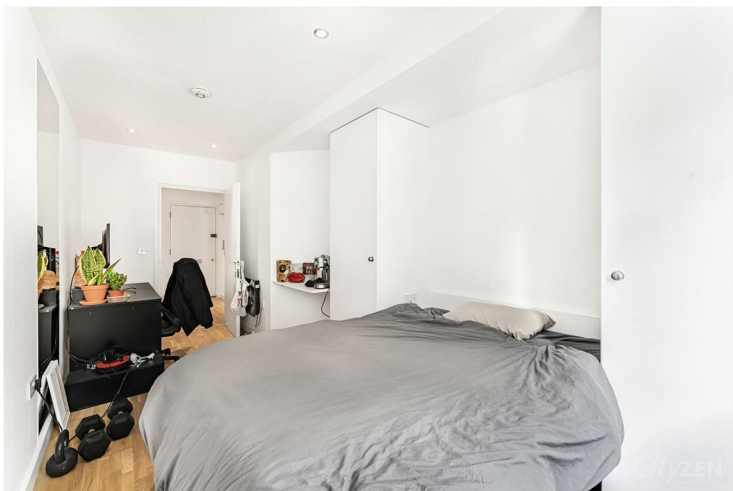
CUBIX



BEDROOM

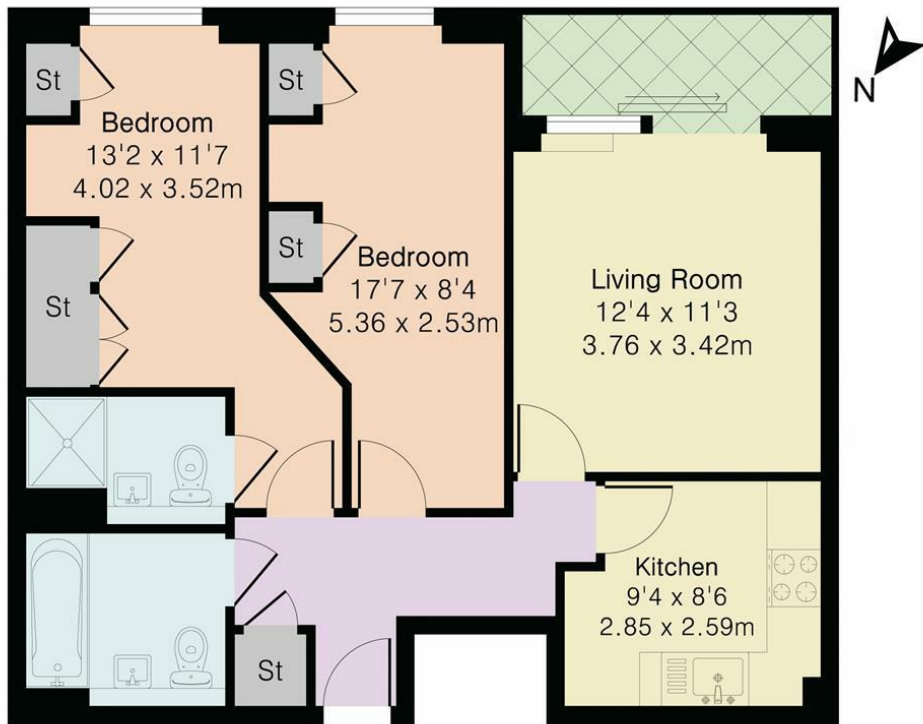


BEDROOM

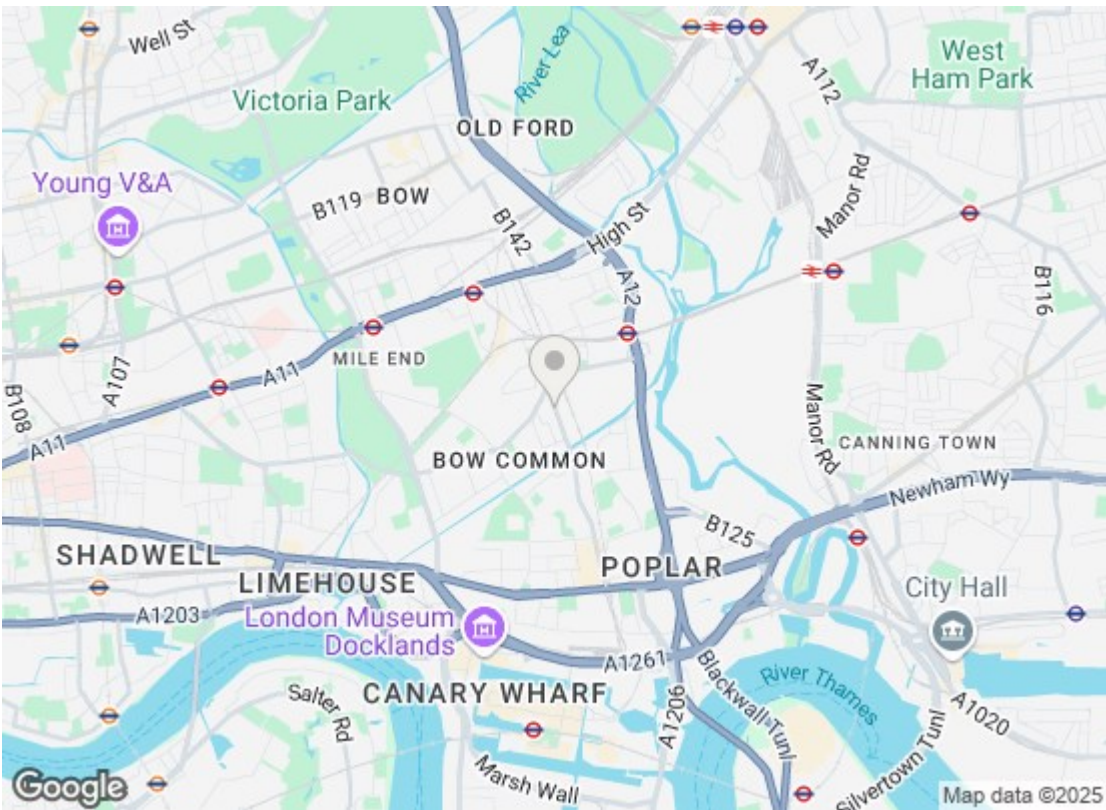


BEDROOM

Approximate Gross Internal Area 654 sq ft -61 sq m



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	83	83
(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.