



Alphabet Square, Hawgood Street, Bow, E3 3RT

£640,000

A large 4 - 5 bedroom, 2 bathroom house for sale within this canal side development, located between Mile End and Bow.

The property is laid out over 4 floors covering over 1300 Sqft.

Short walk to Devons Road DLR station, supermarket & local shops.

Secure parking space.

This property has a 'LIVE / WORK LEASE' (being 57% live & 43% work) therefore you will need to ensure that your mortgage broker or bank / building society apply for the correct mortgage.

GROUND RENT £150 PA / SERVICE CHARGE £4041 PA / LEASE 962 YEARS

*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 4 - 5 Bedrooms
- Secure Car Park Space
- Over 1300 sq ft
- Canalside Development
- Walk To Station
- Set over 4 levels
- Mews House
- Walk to Devons Road DLR Station & Local Shops
- 2 Bathrooms

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ALPHABET SQUARE



RECEPTION



ALPHABET SQUARE



RECEPTION



RECEPTION



RECEPTION

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RECEPTION/DINING AREA



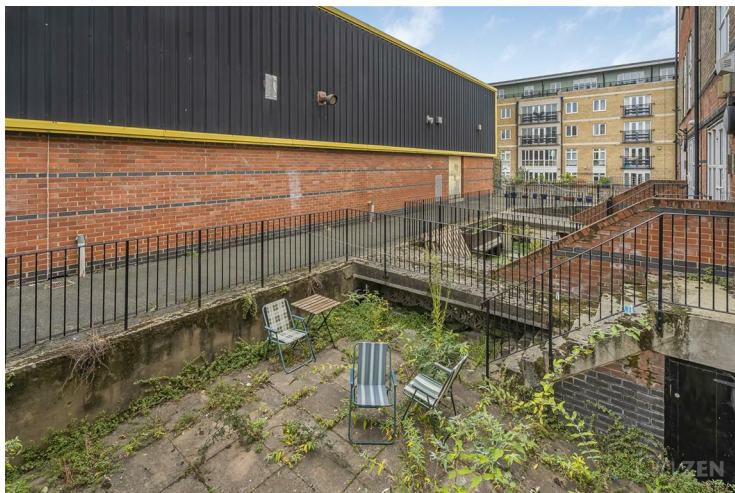
GARDEN/COURTYARD



BATHROOM



BEDROOM ONE



GARDEN/COURTYARD



BEDROOM ONE

Alphabet Square, Hawgood Street, Bow, E3 3RT



BEDROOM ONE



KITCHEN



BEDROOM ONE BALCONY



KITCHEN



KITCHEN



BEDROOM FIVE

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BATHROOM



BEDROOM TWO BALCONY



BEDROOM TWO



BEDROOM TWO VIEW



BEDROOM TWO



BEDROOM TWO VIEW

Alphabet Square, Hawgood Street, Bow, E3 3RT



BEDROOM THREE



BEDROOM FOUR



BEDROOM THREE



BEDROOM FOUR

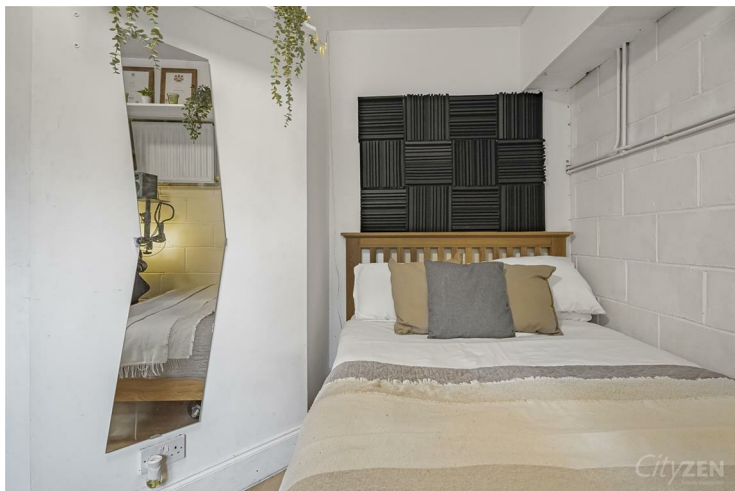


BEDROOM THREE



BEDROOM FOUR

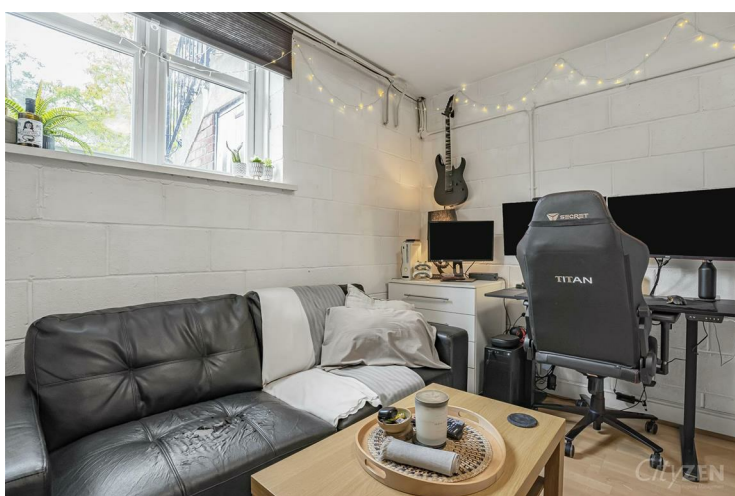
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BEDROOM FOUR



COMMUNAL AREA

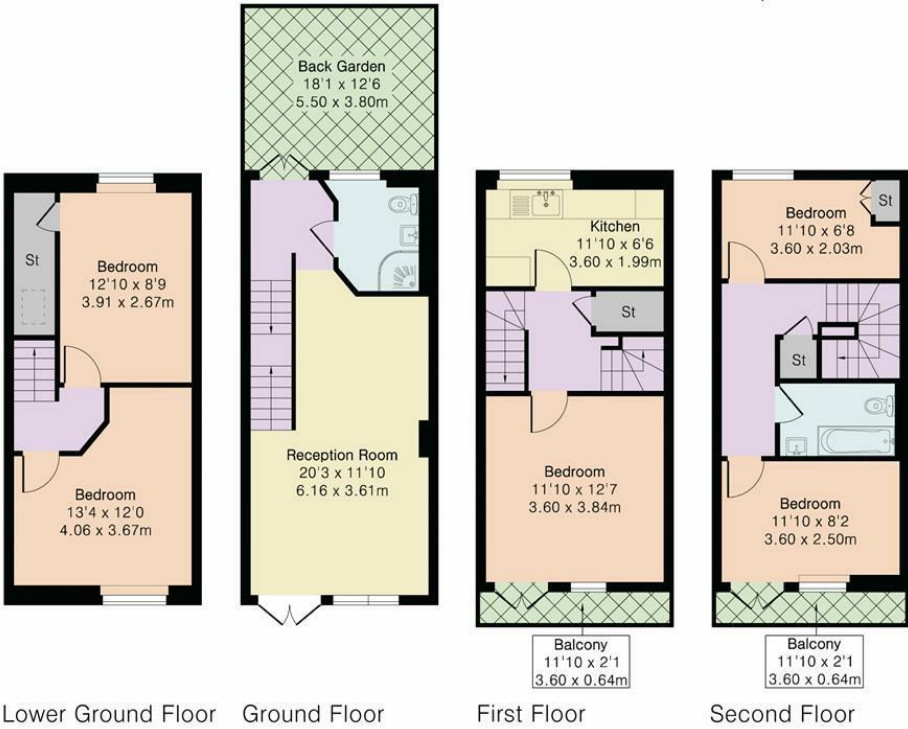


BEDROOM FOUR

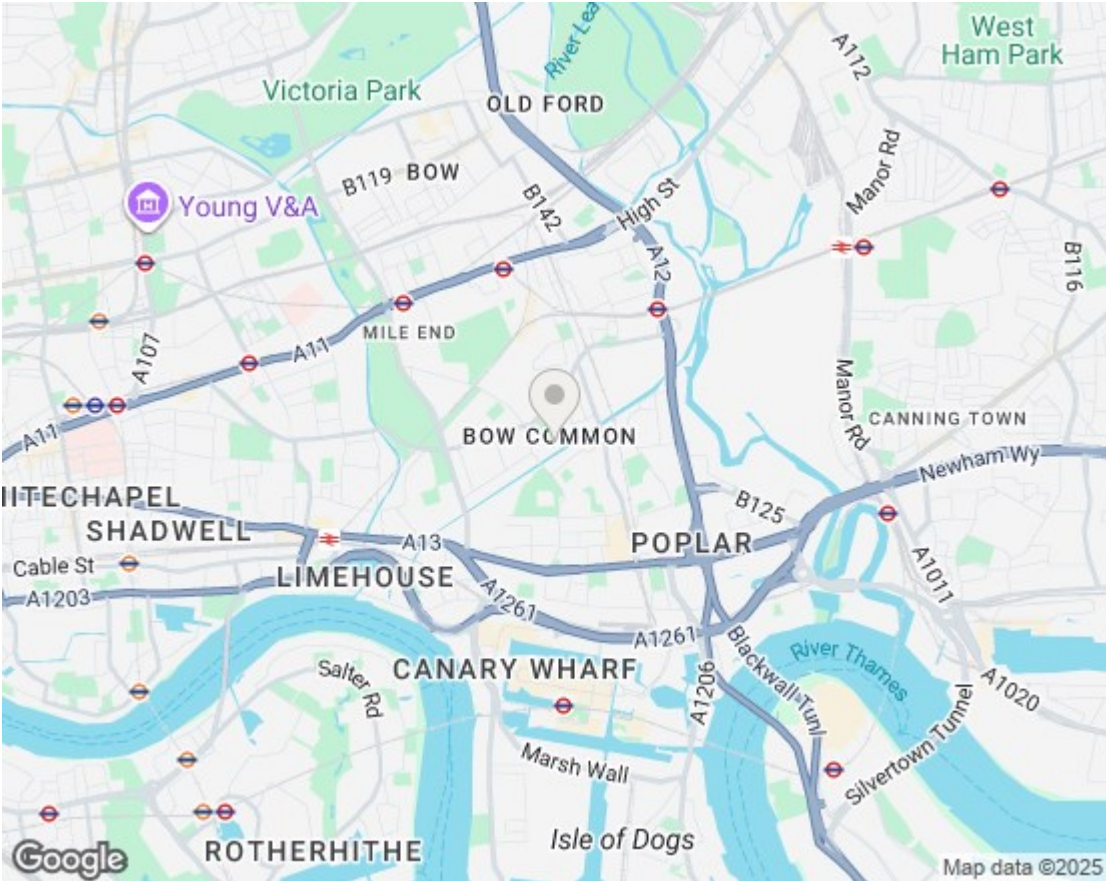


FRONT ENTRANCE

Approximate Gross Internal Area 1311 sq ft - 121 sq m
Lower Ground Floor Area 320 sq ft - 30 sq m
Ground Floor Area 337 sq ft - 31 sq m
First Floor Area 327 sq ft - 30 sq m
Second Floor Area 327 sq ft - 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
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		
(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.