



## **Aberavon Road, Bow, E3 5AR**

**£1,050,000**

'RARE TO MARKET' THIS 4 DOUBLE BEDROOM, 4 BATHROOM HOUSE, OPPOSITE MILE END TUBE STATION.

A fantastic and very spacious 4 double bedroom, 4 bathroom period town house located in Bow E3.

Comprising of a modern fitted kitchen and conservatory reception room, 4 modern bathroom suites, 4 double bedrooms and 2 great roof terraces!

Situated on a quiet tree lined road, opposite Mile End Tube Station, host of local shops, supermarkets, pubs, bars & restaurants, major bus routes on your doorstep and walking distance to Queen Mary University.

Freehold property

- 4 Double Bedrooms
- Freehold House
- Opposite Mile End Tube Station
- 4 Bathrooms
- Separate Kitchen
- Very Close To Queen Mary University
- 2 Roof Terraces
- Conservatory

## Aberavon Road, Bow, E3 5AR



BEDROOM



BATHROOM



BEDROOM



KITCHEN



WC



WC

## Aberavon Road, Bow, E3 5AR



DINING ROOM



RECEPTION / BEDROOM



KITCHEN



FRONT OF HOUSE



RECEPTION / BEDROOM



ABERAVON ROAD

## Aberavon Road, Bow, E3 5AR



BEDROOM



TERRACE



BEDROOM



VIEW



TERRACE



BEDROOM

## Aberavon Road, Bow, E3 5AR



BEDROOM



TERRACE



BATHROOM



DINING ROOM



TERRACE

Approximate Gross Internal Area 1312 sq ft - 122 sq m

Lower Ground Floor Area 333 sq ft – 31 sq m

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 299 sq ft – 28 sq m

Second Floor Area 191 sq ft – 18 sq m



Lower Ground Floor

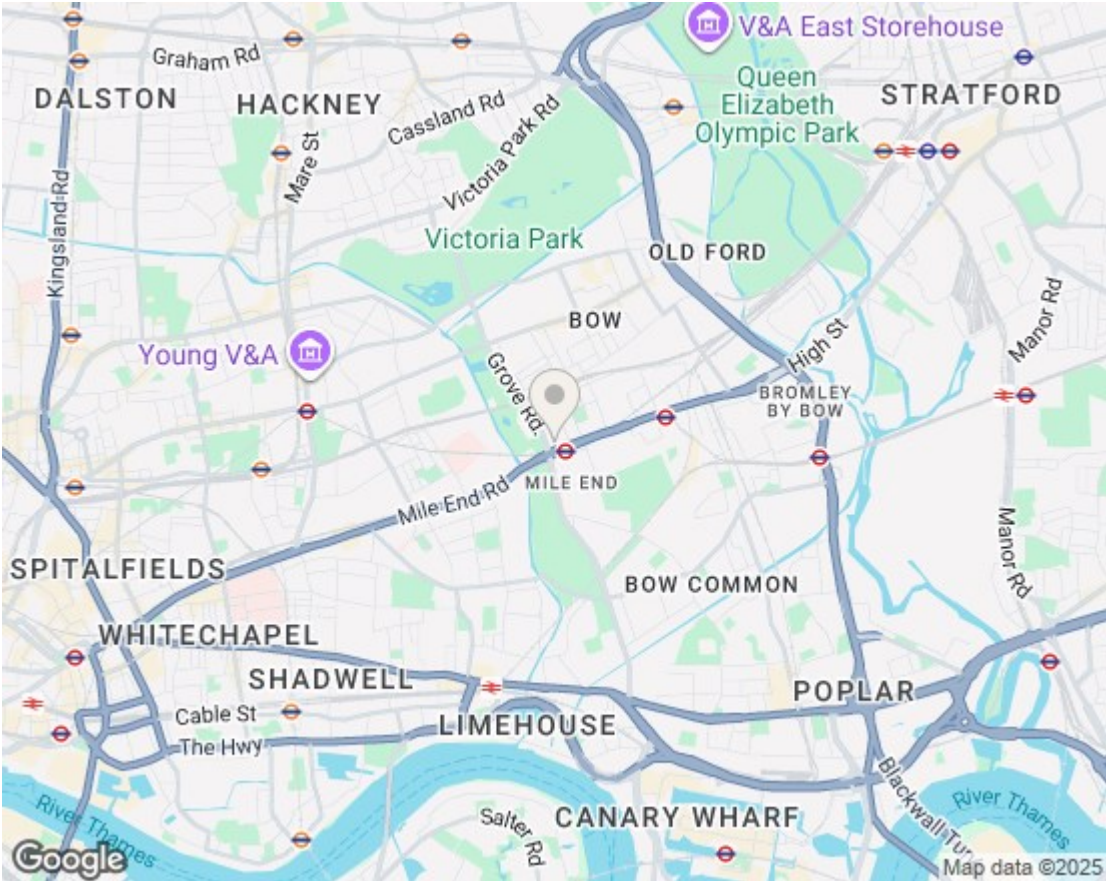
Ground Floor

First Floor

Second Floor



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                                                       |         | 88        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 55      |           |
| (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.