

PRICE GUIDE

£450,000

Pancras Way

London, E3 2SD



Guide price £450,000 - £475,000

The spacious newly decorated property is designed for modern living, with a large, light-filled living and dining area, large windows and private balcony offering breath-taking city views.

The modern, fully-integrated kitchen features high-end appliances, ample storage and plenty of counter top space.

Both bedrooms are generously sized, main bedroom benefiting from an en-suite bathroom, built-in wardrobe and both with plenty of natural light.

Also benefits from good sized family bathroom

In addition, the property comes with the added bonus a secure underground allocated parking space, on site concierge, intercom entry system and ample secure bicycle storage.

The Heart of Bow development is in a great location . The award winning Victoria Park is just a short walk away. Excellent transport links are nearby, including several bus routes into the City, whilst Hackney Wick (Overground), Bow Church (DLR), Bow Road (District and Hammersmith & City) and Mile End (Central) are all close by.

Property is being offered chain free and an ideal first time buy or investment.

Leasehold:

Service Charge: £4472 per annum

Ground Rent: £250 per annum

Council Tax: Band D



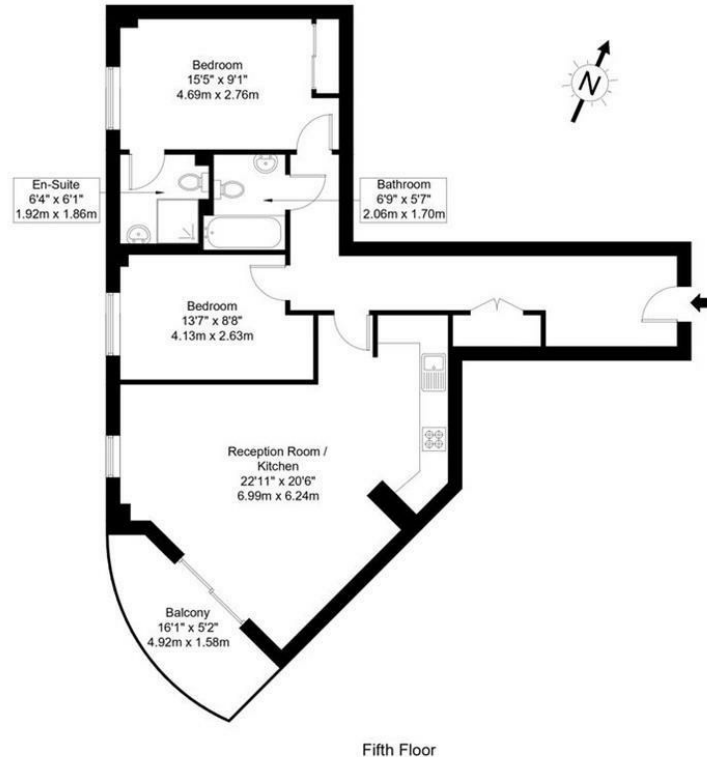


Pancras Way, E3 2SD

Approx Gross Internal Area = 79.90 sq m / 860 sq ft

Balcony = 6.5 sq m / 70 sq ft

Total = 86.4 sq m / 930 sq ft



Fifth Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com