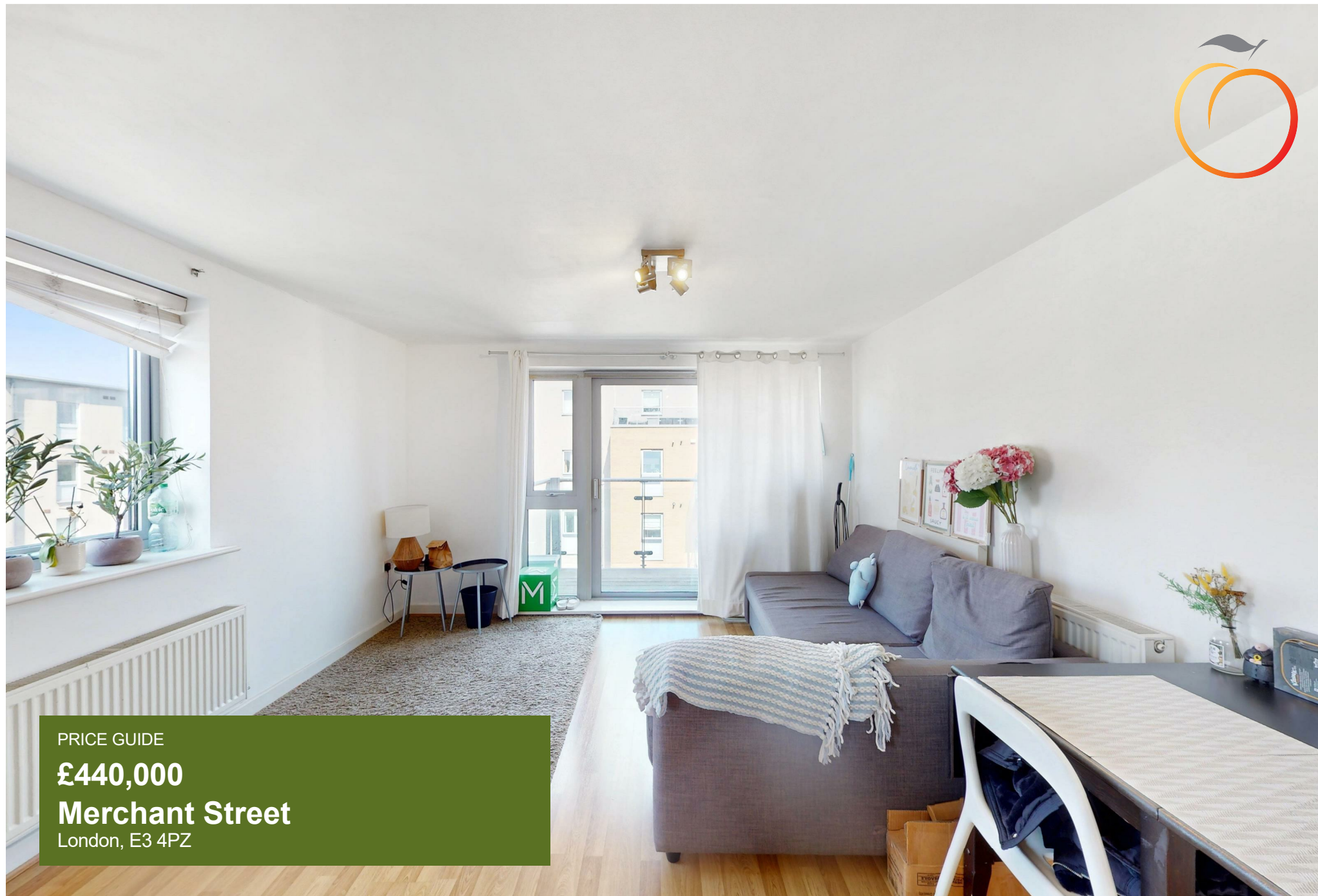




PRICE GUIDE

£440,000

Merchant Street

London, E3 4PZ

Guide Price - £440,000 - £460,000

Stunning Two Bedroom, Two Bathroom Apartment in Bow, E3

Available for sale is this fantastic two bedroom, two bathroom luxury apartment, situated within a highly sought-after development in Bow, E3. This spacious property offers two generously sized double bedrooms and two stylish bathrooms, including an en suite to the master bedroom. The apartment is beautifully finished with modern décor and quality flooring throughout.

The open-plan living area features a contemporary kitchen complete with integrated appliances and a breakfast bar, ideal for both dining and entertaining. A private balcony provides an additional outdoor space to relax and unwind.

Ideally located just off Mile End Road, the apartment is moments from Bow Road Tube, Bow Church DLR, and Mile End Tube stations, offering excellent transport connections across London. Residents benefit from a wealth of local amenities including a Tesco Express, while the green open spaces of Victoria Park and the vibrant Roman Road Market are just a short walk away.

Early viewing is highly recommended.

Offered chain free

Leasehold: 108 years remaining

Service Charge: £2400 per annum

Ground Rent: £250 per annum

Council Tax: Band D



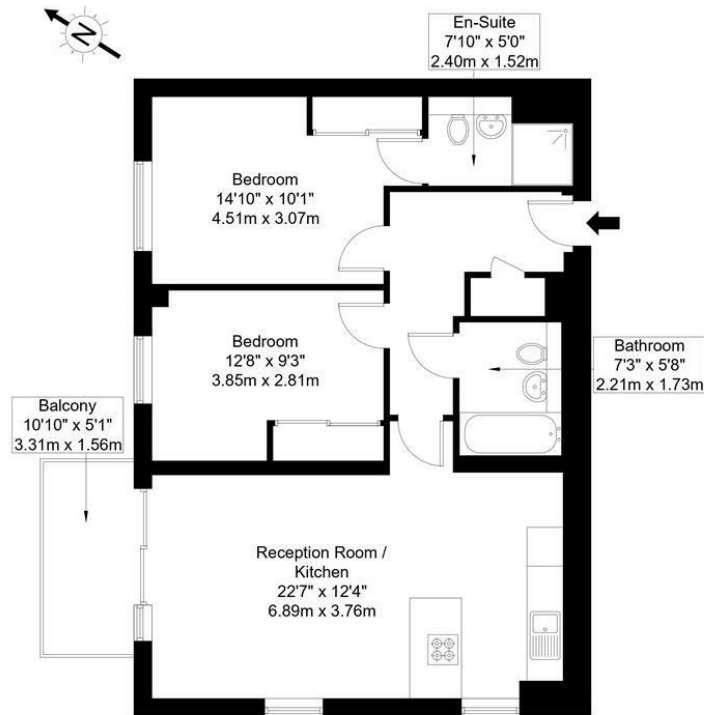


Merchant Street, E3 4PZ

Approx Gross Internal Area = 70.30 sq m / 757 sq ft

Balcony = 5.16 sq m / 56 sq ft

Total = 75.46 sq m / 813 sq ft



Fourth 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	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	

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

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