



PCM

£1,650 PCM

Mostyn Grove

London, E3 2LL

Set within a modern development, with concierge and communal garden is this stylish one bedroom apartment.

Featuring a good sized open plan kitchen to reception room, which leads out to a private balcony overlooking the communal garden. The kitchen is fully fitted with modern appliances. Large bedroom with built in wardrobes and space for furnishings, tiled bathroom suite with bathtub and shower attachment.

Located on the 4th floor with lift access, and benefiting from a 24hr concierge service.

Well connected for access into the City and Canary Wharf, with Bow Road and Mile End tube stations, Bow Church DLR and major bus routes close by.

Victoria Park and Roman Road market are just a short walk from the property, including some great cafes, shops and restaurants.

Available January

5 weeks deposits : £1903

12 month contract: breakclause subject to offer

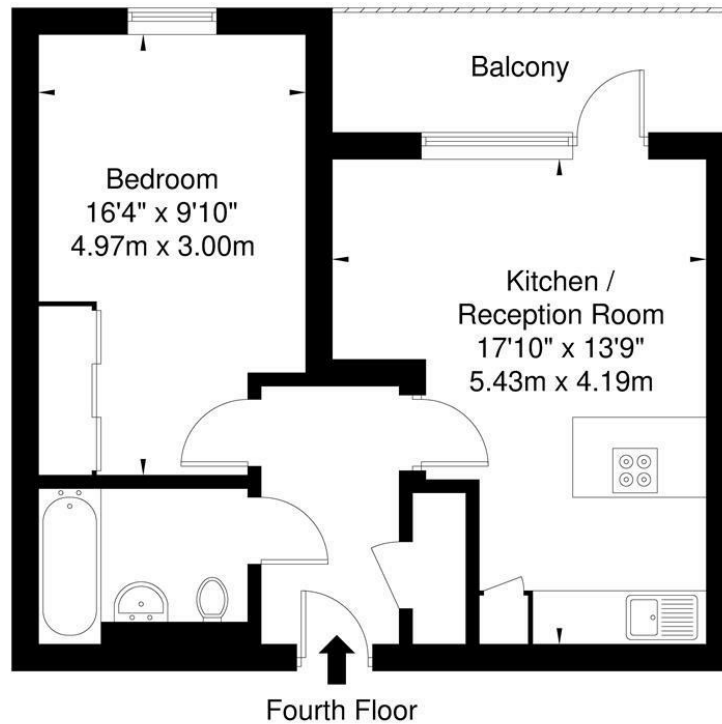
Council Tax: Band C





Windsor Court, Mostyn Grove, E3 2LL

Approx. Gross Internal Area = 45.1 sq m / 485 sq ft



Ref

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**BLEU
PLAN**

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. 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	84	86
(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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