



**£325,000**

**Mostyn Grove**

London, E3 2LL



Set within a private modern development in Bow is this 1-bedroom apartment.

The property features a open plan reception room with a contemporary fitted kitchen and patio doors leading onto a private balcony. There is a good sized double bedroom, modern fitted bathroom and a large storage cupboard.

The development features, 24 hour concierge service, communal gardens and secure bike storage facilities.

Bow offers a great blend of East London charm and modern convenience, making it an excellent place to buy a flat. Characterful tree-lined Victorian terraces and contemporary developments create a welcoming, well-connected neighbourhood. With Mile End Park, the Olympic Park and the Regent's Canal on your doorstep, outdoor space is abundant.

Roman Road Market is located just few moments away with the open spaces of Victoria Park and surrounding independent shops, cafes and restaurants being close by. East London is a diverse and multicultural area. The V&A Museum of Childhood is located on Cambridge Heath Road, just a short walk away, as is Columbia Road Flower Market. The market is held every Sunday and attracts visitors from all over London. The nearby Brick Lane area is known for its vibrant street art scene, as well as its many restaurants, markets, and shops.

It has great transport links including Bow Road Underground Station and Bow Church DLR, as well as a number of bus routes available from Roman Road and Old Ford Road.

Leasehold – 125 years from 2009 (107 years remaining)

Ground Rent: £200 per annum

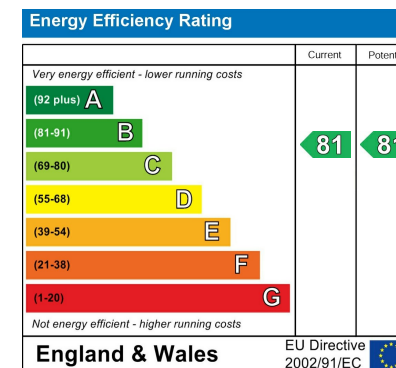
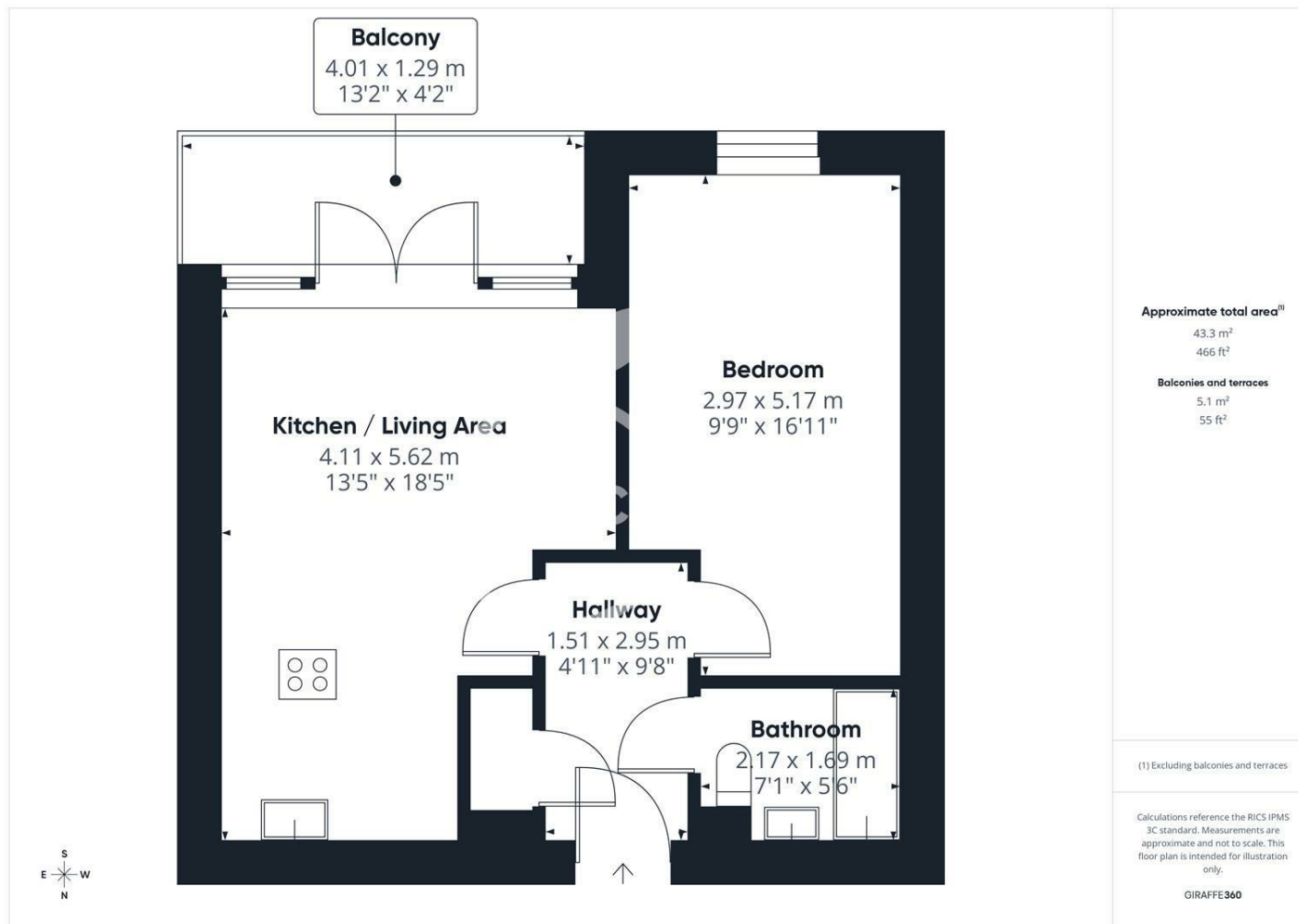
Service Charge: £5000 per annum

Council Tax: Band C









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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