



# Park West Building, Bow Quarter

Asking Price £490,000 Leasehold

OLIVER *OJ* JAQUES  
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## Park West Building, Bow Quarter

Nestled in the heart of the historic Bow Quarter development, this charming apartment offers a complete renovation and custom layout, boasting a spacious reception room, a bespoke custom-built, open plan kitchen-diner complete with high-end finishes and fittings, two well proportioned bedrooms, and a sleek bathroom. This property is perfect for those seeking a stylish urban retreat.

The renovations left no stone unturned and includes a new water tank, new electrics and fuse box, access to fibre broadband and the potential for a walk-in wardrobe and second office in the main bedroom. The apartment also benefits from an allocated parking space within a private carpark.

The property benefits from the wide array of amenities available to residents of the development including 24 hour concierge and security, large communal sun terrace, on-site postal office, on-site convenience store, leisure facilities including 15 meter swimming pool, steam room, sauna and fully equipped gym.

Local transport links include the DLR from Bow Church, Circle, district and Hammersmith and city lines from Bow Road and Central and district lines from Mile End station. There are also various bus routes immediately outside the development.

- Bespoke custom built kitchen with high end finishing
- Allocated parking space
- Custom layout to maximize space
- Fantastic Leisure facilities
- Hyperoptic / fibre internet
- Landscaped gardens
- 24 hour concierge
- On-site parcel collection

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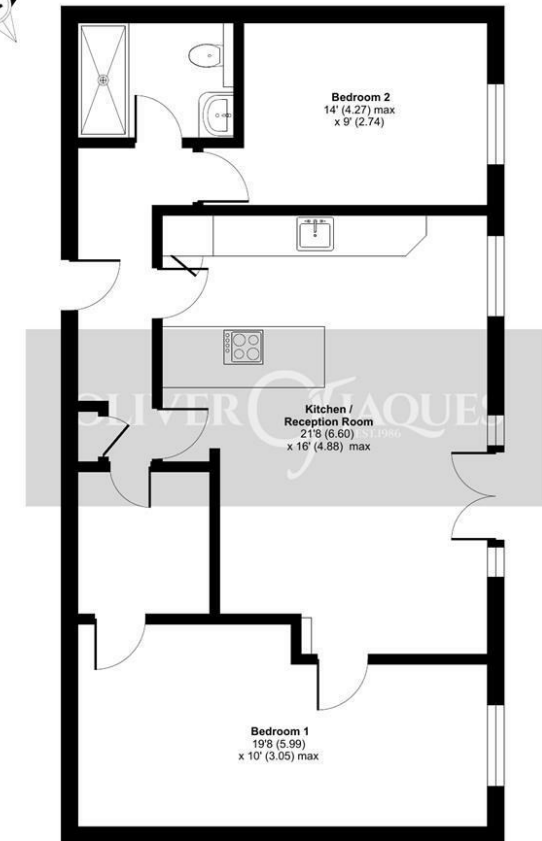
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
82-91 (A)	A		
69-81 (B)	B		
55-68 (C)	C		
39-54 (D)	D		
29-38 (E)	E		
21-28 (F)	F		
1-20 (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Fairfield Road, London, E3

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Oliver Jaques. REF: 1145345.

**Tenure:** Leasehold

**Ground Rent:** £150p/a

**Service Charge:** £5,500p/a

**Lease Expires:** 2113

**Shared Ownership:** No

**Council Tax Band:** Tower Hamlets (Band E)