DAVID GREENSLADE / eXp UK

Vallans Court

G01 Vallans Court, 6 Anderson Square, Bow River Village, London E3

CHAIN FREE







1 bedroom | **Duplex over two floors** | **Private patio** | **River Lea views** | **Freshly decorated**

Ground and lower ground floors | 728 sq ft (68 sq m) approx.

Open-plan living







Kitchen and dining







Bedroom and bathroom







Patio and interior details







Inside the duplex

The apartment

This freshly decorated, chain-free home has a house-like layout over two floors. The open-plan living, kitchen and dining area is on the ground floor, alongside the bathroom. Downstairs, the bedroom opens directly onto the private patio and there is a separate WC.

Around Bow River Village

Riverside paths along the River Lea lead towards Three Mills Green and Hackney Wick. Bromley-by-Bow station serves the District and Hammersmith & City lines. Bow Church DLR provides connections towards Stratford and Canary Wharf.

Property charges

Service charge £2,149 a year, paid monthly at approx. £179

Ground rent £200 a year, paid annually

Floor plan

Ground and lower ground | 728 sq ft (68 sq m) approx.



Total: 728 sq. Ft, 68 m2
Lower Ground Floor: 264 sq. Ft, 25 M2, Ground Floor: 464 sq. Ft, 43 m2
Excluded Areas: Patio: 49 sq. Ft, 5 M2, Walls: 89 sq. Ft, 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

David Greenslade | Personal Estate Agent

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