

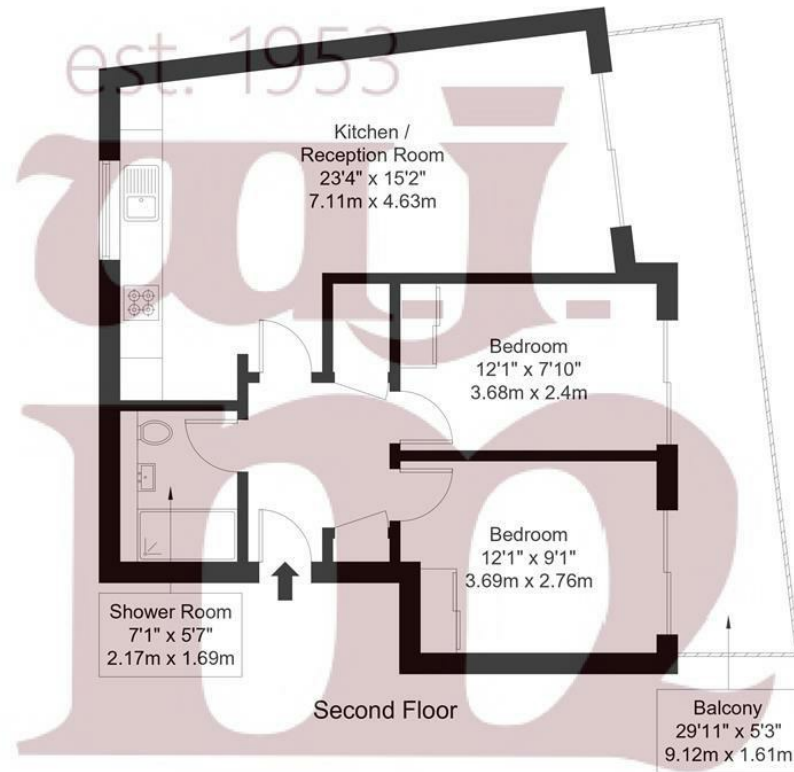
LINEA COURT, 30 BOW COMMON LANE, BOW E3

£2,250 GUIDE PRICE

- Air Conditioning
- Large Private Balcony
- Open-Plan Living
- High Spec Apartment
- Stylish Kitchen
- Close to Mile End Station

est. 1953  
**wj.**  
**meade**

# Linea Court



Approx Gross Internal Area = 57.8 sq m / 622 sq ft  
Balcony = 13.1 sq m / 141 sq ft  
Total = 70.9 sq m / 763 sq ft

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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W J Meade are pleased to present this immaculate two bedroom apartment to rent in Linea Court, E3. Comprising a stunning open-plan kitchen reception room, which leads out onto the exceptionally sized balcony (which runs the width of the flat). In addition there is a stylish shower room and two sizable bedrooms (both with AC units). There is a plethora of storage units throughout the apartment as well. Deposit is 5 week's rent.

Service charge £n/a  
Ground rent £n/a  
Reserve fund £n/a  
n/a years lease  
Council tax band D  
Current EPC Rating 89  
Tenure:



All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.