



## **Park View Court, Devons Road, London, E3 3AN**

**£260,000**

A 1 bedroom apartment for sale within this modern development located in Bow E3.

Open plan living room with modern fitted kitchen, fitted bedroom and modern bathroom suite.

Very short walk to Devons Road & Langdon Park DLR stations, with Bow Road & Mile End tube stations also a short walk away.

Grocery store situated below the development, with Furze Green Park located opposite.

GROUND RENT £200 PA / SERVICE CHARGE £1937 PA / LEASE 108 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- OPPOSITE FURZE GREEN PARK
- BOW E3
- SHORT WALK TO STATIONS
- 1 BEDROOM APARTMENT
- OPEN PLAN LIVING AREA
- CHAIN FREE SALE

# Park View Court, Devons Road, London, E3 3AN



RECEPTION ROOM



BATHROOM



KITCHEN



PARK VIEW COURT



BEDROOM

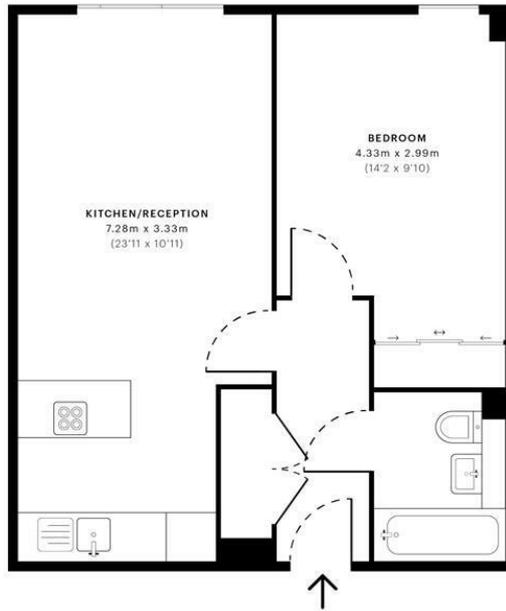


RECEPTION ROOM

## Park View Court, Devons Road, London, E3 3AN



BEDROOM



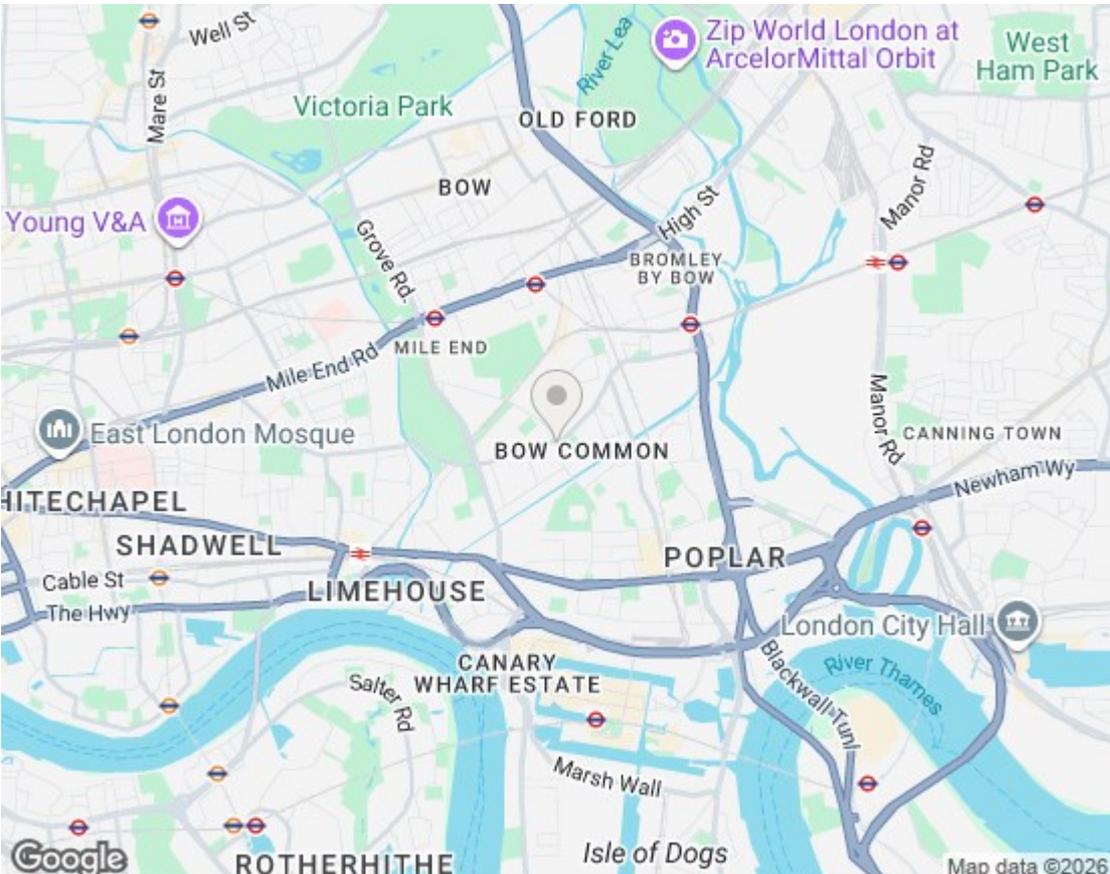
— Ground Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property. 46.75 sqm / 503.21 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features. Includes workrooms, restricted head heights. 44.81 sqm / 482.33 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.9m. 0.00 sqm / 0.00 sqft</p>
---	---	--	---

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 47.07 sqm / 506.66 sqft  
 IPMS 3C RESIDENTIAL 45.40 sqm / 488.68 sqft

src id: 604ebbc6f82580dbcfac195



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			
		80	80
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.