



Manhattan Building, London, E3 2UJ

£295,000

A 1 bedroom loft style apartment for sale within the prestigious and sought after 'BOW QUARTER' development, Bow E3.

Open plan living area with fitted kitchen and galleried bedroom.

Being part of Bow Quarter, residents have access to the gym and swimming pool.

There is also a shop, bar, restaurant, concierge, post office and communal gardens on site.

Within short walking distance of Bow Road tube station and Bow Church DLR stations.

SECURE UNDERGROUND PARKING SPACE.

GROUND RENT £75 PA / SERVICE CHARGE £3902 PA / LEASE 999 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.

- 1 Bedroom Flat
- 24 Hour Concierge
- Loft Style Apartment
- Chain Free Sale
- Bow Quarter
- Secure Underground Parking Space
- Gym
- Bar & Restaurant
- Walk To Tube & DLR Stations
- Swimming Pool

Manhattan Building, London, E3 2UJ



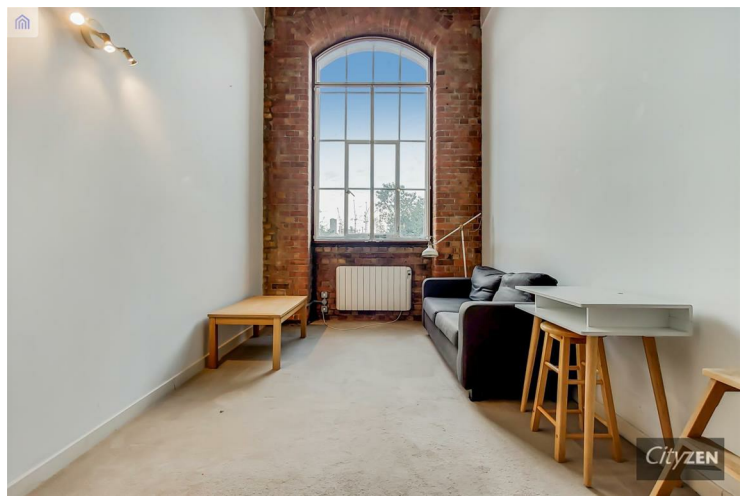
RECEPTION



MANHATTAN BUILDING



KITCHEN



RECEPTION



BEDROOM



RECEPTION

Manhattan Building, London, E3 2UJ



KITCHEN



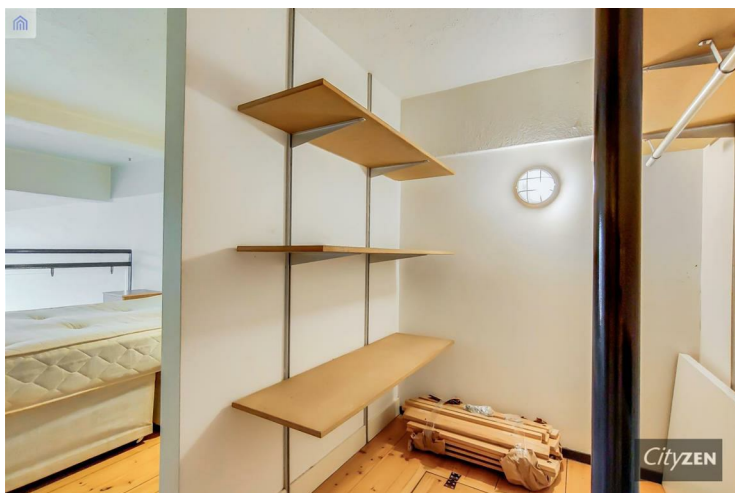
BEDROOM



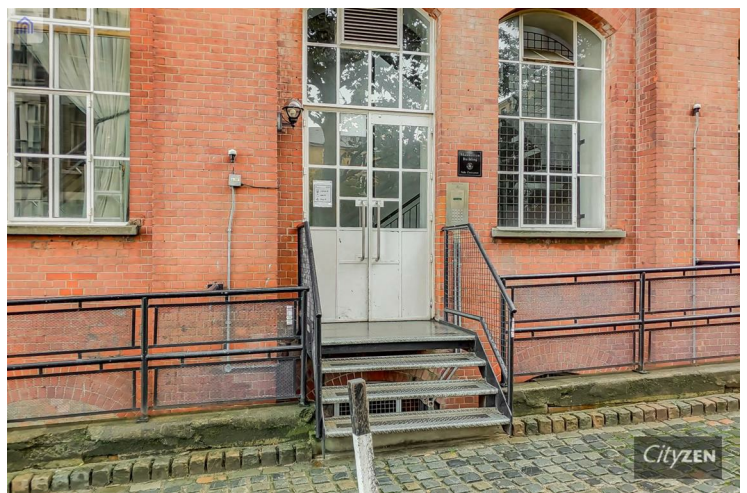
BATHROOM



BEDROOM



BEDROOM



ENTRANCE

Manhattan Building, London, E3 2UJ



MANHATTAN BUILDING



DEVELOPMENT ENTRANCE



COMMUNAL GARDENS



FOUNTAIN WITHIN THE GROUNDS

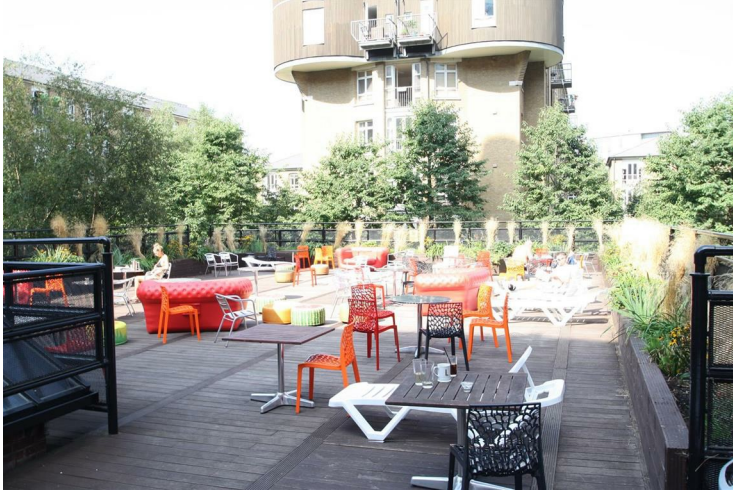


DEVELOPMENT ENTRANCE



RESIDENTS POOL

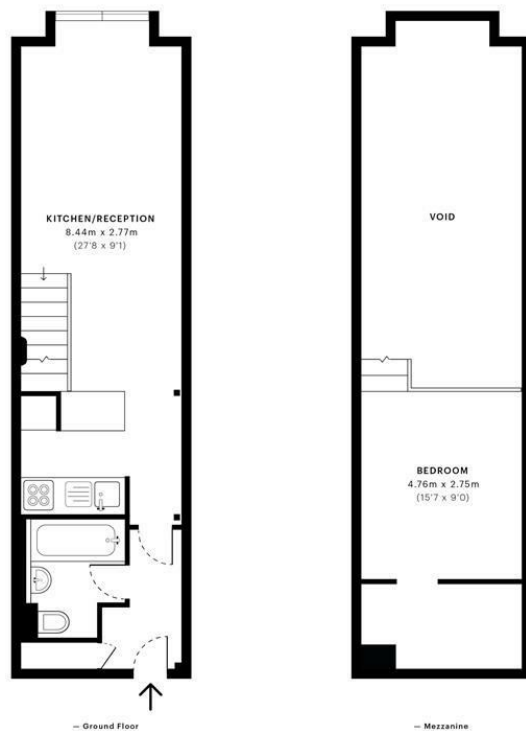
Manhattan Building, London, E3 2UJ



RESIDENTS TERRACE



RESIDENTS GYM



GROSS INTERNAL AREA (GIA)
The floor area of this property
42.57 sqm / 458.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes landings, restricted head height
40.98 sqm / 441.11 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

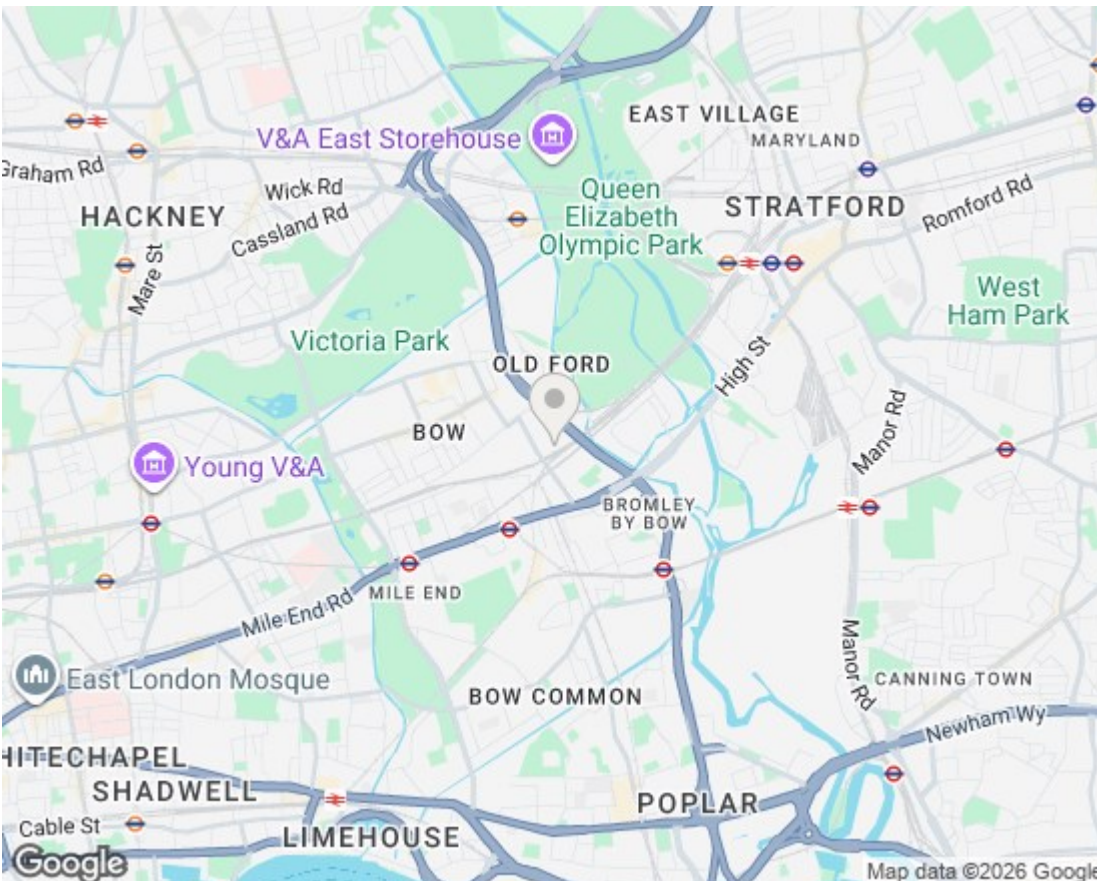


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPMS 3B RESIDENTIAL: 42.81 sqm / 460.80 sqft
IPMS 3C RESIDENTIAL: 41.58 sqm / 447.56 sqft

WPC ID: 5172068838d90dd6b8475

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	73
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.