

RPRS

CONTACT

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FOR SALE

£400,000

Ground floor two bedroom apartment with parking located in Bow

ADDRESS

Flat 2,
Augustine Bell Tower,
7 Pancras Way,
London
E3 2SU

SIZE

58.75 m² (632 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Two bedroom apartment
- + Ground floor
- + Kitchen diner
- + Master bedroom ensuite
- + Utility Cupboard
- + Private balcony/terrace
- + Concierge desk
- + Would benefit from some modernisation
- + Secure parking
- + Nearby local public transport
- + Nearby Victoria Park
- + Freehold

OVERVIEW

The property is a two bedroom apartment situated within a modern development with a communal concierge desk.

The property comprises an entrance hallway providing access to an open plan living space including kitchen with integrated appliances, a lounge and dining space. There are two double bedrooms with the master bedroom having ensuite facilities. There is a utility cupboard which houses the washer dryer and storage space located in the hallway which also provides access to the main bathroom.

Externally the apartment benefits from a private terrace accessible from the lounge and a secure parking space.

LOCATION

The property is situated on Pancras Way in Bow, a well-connected and increasingly popular residential area in East London. The location offers convenient access to a range of local amenities including shops, cafés, restaurants and leisure facilities, with nearby areas such as Victoria Park and Roman Road Market providing additional appeal.

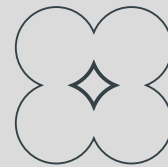
Bow benefits from excellent transport links, with Bow Road Underground station (District and Hammersmith & City lines), Mile End station (Central line) and Bow Church DLR all within easy reach, offering swift access to the City, Canary Wharf and Stratford. The A12 is also nearby, providing direct road connections across London and to the M25.

The surrounding area has undergone significant regeneration in recent years, enhancing its appeal to both owner occupiers and investors. The combination of strong transport connectivity, local amenities and proximity to key employment hubs makes this a highly convenient and desirable residential location.

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ACCOMMODATION

TOTAL 58.75 m² 632 ft²
Approx. gross internal floor area

SERVICES

We are advised that the property has mains electricity, gas, drainage and water. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is considered a D rating by Tower Hamlets Council. Interested parties should make their own investigations.

TENURE

Leasehold – 999 Years from 13 September 2005

Service charge – TBC

Ground rent – TBC

Interested parties to make their own investigations.

GUIDE PRICE

£400,000

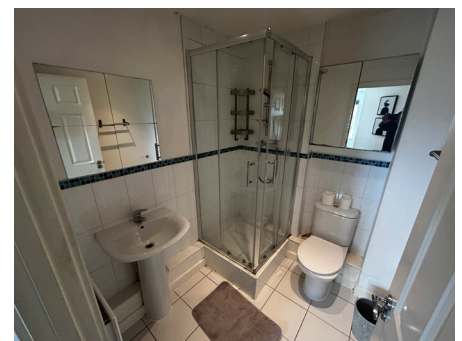
VIEWING

Please contact sole selling agents:

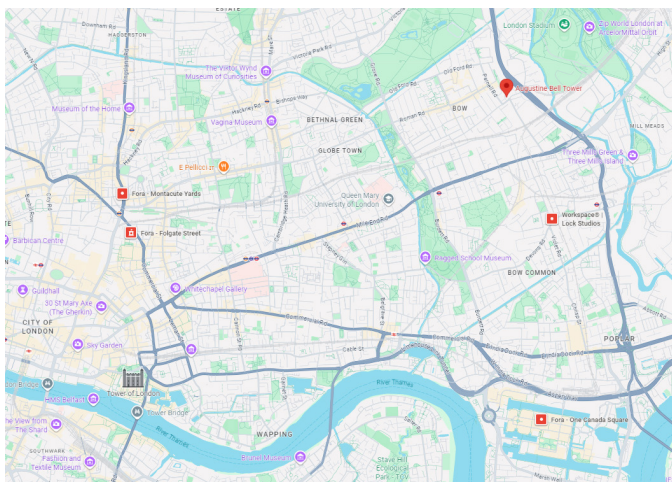
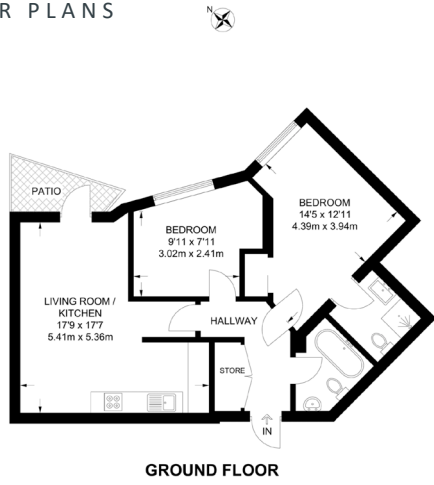
RPRS - 0203 148 7500 - property@rprs.co.uk

NOTE

As this is an insolvency related sale, we have limited information available. Interested parties should make their own investigations on all matters.



FLOOR PLANS



Energy Performance Certificate (EPC)
Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.