



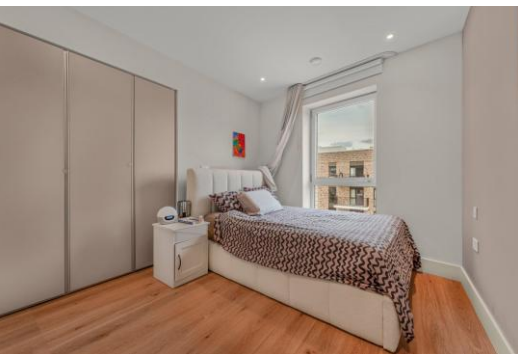
Bow Green

120 Bow Common Lane, E3

Asking Price £650,000

A spacious and state of the art 2-bedroom, 2-bathroom apartment on the 7th floor in Bow Green! Residents of Bow Green benefit from 5-star amenities including a gym, swimming pool and cinema room all in this well-connected Zone 2 location.

CHESTERTONS



Bow Green

120 Bow Common Lane, E3

- 2 Bedrooms | 2 Bathrooms.
- Approx. 834 sq. ft of Internal Living Space.
- Fully equipped gym with both indoor and outdoor pool.
- Sauna and steam room, treatment room, boxing ring and private IMAX cinema.
- 24-hour Concierge service,
- Residents' Botanical Garden and landscaped communal areas.
- Devons Road DLR station 0.7 km approx.
- Bow Road Underground station 1.0 km approx.



This spectacular 2-bedroom apartment is located right in the middle of East London's green corridor, Bow Green is a perfect place for you to relax right on the edge of the city. Opposite the development is Tower Hamlets Cemetery Park, the neighbouring 170-year-old woodland. There, nature has taken over, spectacularly blending with man-made structures to create something new and unexpected.

With Bow Green re-instating the park and green space in the area we are the connecting piece of greenery making the Greenlink to Ackroyd Drive that bridges to the 36 hectare Mile End Park. The vision has always been to create a place where people and nature thrive. Where inside and outside collide. Residents sit under a tree canopy in The Canopy restaurant, relax in the reading corner overlooking the gardens, bira-watch from their balcony or pick their own herbs from the Botanical Garden. Nature is integral to Bow Green, a green community space weaving its rich history into the fabric.

As a Bow Green resident, you gain access to an array of exclusive amenities. Whether you're relaxing in the outdoor serenity pool surrounded by lush planting or looking out onto the gardens as you run on the treadmill. The Bow Club puts you at one with nature. Al fresco restaurant seating spills out onto the retained cobbles of Bow Yard, while a water feature and steps create new spaces to pause and relax.

Tenure: Leasehold 999 years approx. remaining.

Service Charge: £4,082 Est. £5.20 psf pa.

Ground Rent: Peppercorn

Local Authority: Tower Hamlets

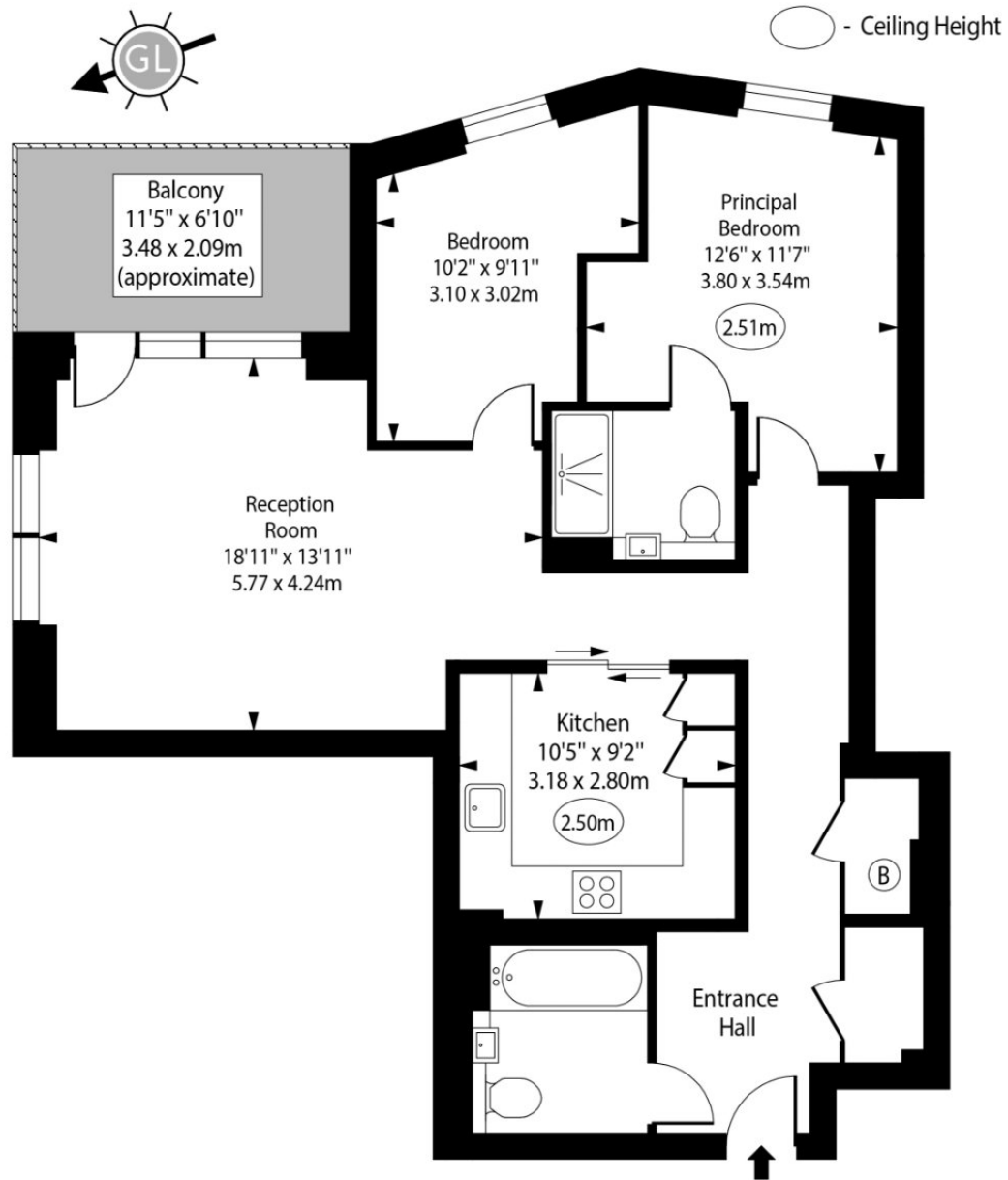
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Bow Green,
Bow Common Lane, E3



Ninth Floor

Approx Gross Internal Area 834 Sq Ft - 77.48 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk

Ref. No. 032929J

