



£375,000

Bow Common Lane

London, E3 4HJ

Fantastic spacious one bedroom flat conveniently located close to Mile End Station, E3.

This beautifully presented one bedroom apartment offers a high standard of living in one of East London's most well-connected and vibrant locations., the property provides a bright and contemporary living space ideal for professionals or couples.

The accommodation comprises a spacious reception room with stylish laminate flooring and ample room for both living and dining areas. Large windows allow plenty of natural light, creating an inviting and comfortable atmosphere. The fully fitted kitchen is modern and thoughtfully designed, featuring integrated appliances, sleek cabinetry, and generous worktop space.

The bedroom is well proportioned and tastefully decorated with sufficient space for storage. The bathroom suite is finished to a modern standard, complete with quality fittings and a clean, contemporary design. Also has benefit of loft access

A particularly valuable feature of this property is the inclusion of an off-street parking space, a rare and highly desirable benefit in this area of E3.

The flat is ideally situated just moments from Mile End Station, providing excellent Underground connections via the Central, District, and Hammersmith & City lines. This allows swift access to Canary Wharf, the City, Stratford, and the West End. In addition, there are numerous bus routes operating locally, including 24-hour services, offering convenient transport links across London.

Residents will also enjoy close proximity to Mile End Park and Victoria Park, perfect for leisure and outdoor activities. The surrounding area offers a wide range of shopping amenities, supermarkets, cafés, pubs, and restaurants, ensuring everything you need is within easy reach.

This property combines modern living, excellent transport links, and a highly desirable location, making it an outstanding rental opportunity. Early viewing is strongly recommended.

Offered chain free

Leasehold: 98 years

Service Charge: £2700 per annum

Ground Rent: £200 per annum

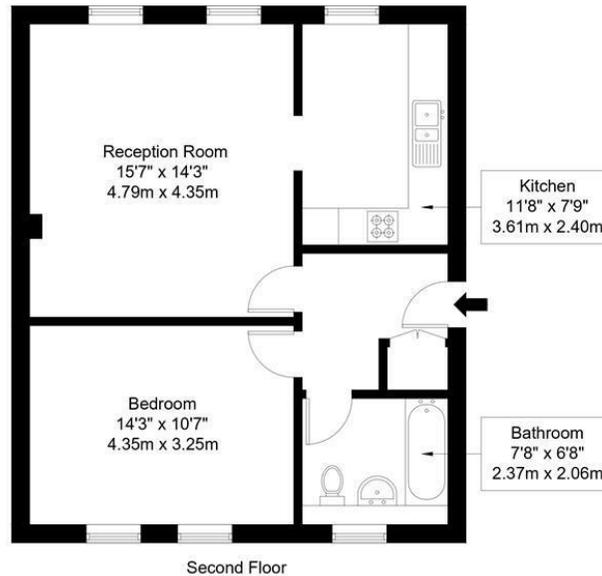
Council Tax: Band D





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Approx Gross Internal Area = 56.36 sq m / 607 sq ft



Ref :

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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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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