



## **Ducaine Apartments, Merchant Street, Bow, E3 4PG**

**£275,000**

A SPACIOUS GROUND FLOOR 1 BEDROOM APARTMENT FOR SALE WITHIN THIS MODERN DEVELOPMENT 'THE DUCAINE APARTMENTS' BOW, E3.

Open plan reception room with modern fitted kitchen and breakfast bar, fitted bedroom and modern bathroom suite.

Located next to Mile End tube station and a very short walk to Bow Road tube and Bow Church DLR station.

Tesco's supermarket and a host of local shops are just around the corner.

GROUND RENT £100 PA / SERVICE CHARGE £2843 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.

- 1 Bedroom Apartment
- Chain Free Sale
- The Ducaine Apartments E3
- Modern Kitchen
- By Mile End Tube Station
- Modern Bathroom Suite

# Ducaine Apartments, Merchant Street, Bow, E3 4PG



DUCAINE APARTMENTS



RECEPTION ROOM



KITCHEN



RECEPTION ROOM



KITCHEN



RECEPTION ROOM

# Ducaine Apartments, Merchant Street, Bow, E3 4PG



BEDROOM



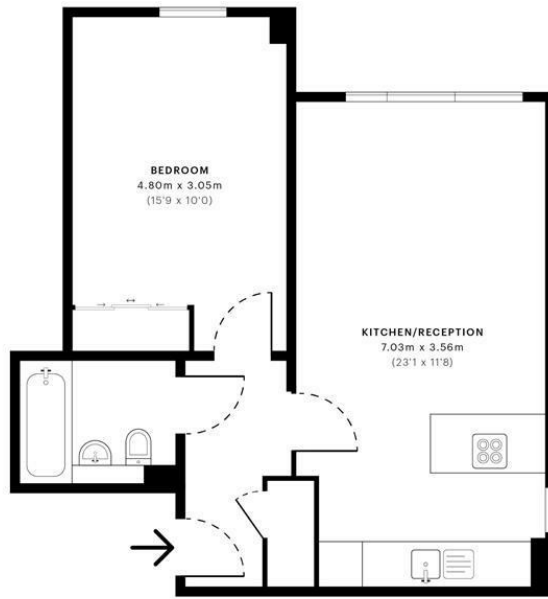
BATHROOM



BEDROOM



BEDROOM

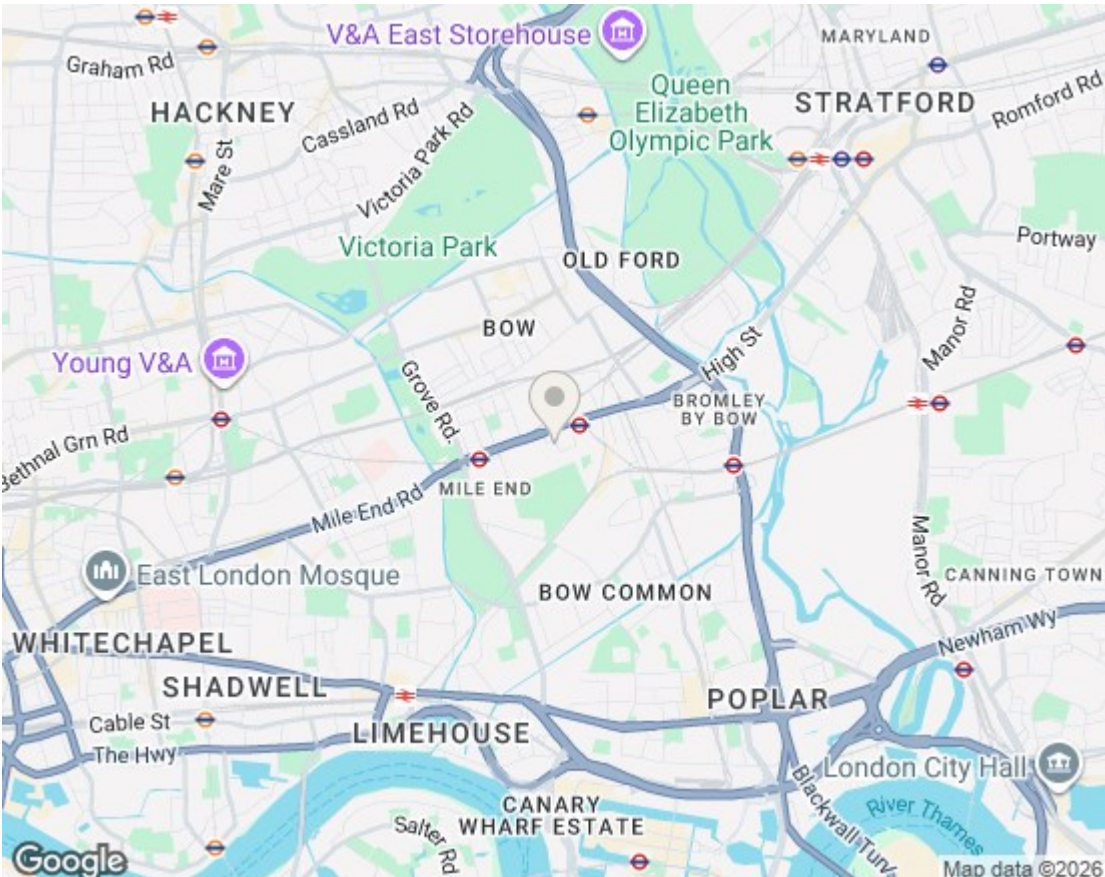


Ground Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property. 50.89 sqm / 547.78 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and structural features. Includes workrooms, restricted head heights. 47.92 sqm / 515.81 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>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 51.54 sqm / 554.77 sqft  
 IPMS 3C RESIDENTIAL 48.82 sqm / 525.49 sqft  
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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				78	78
<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.