



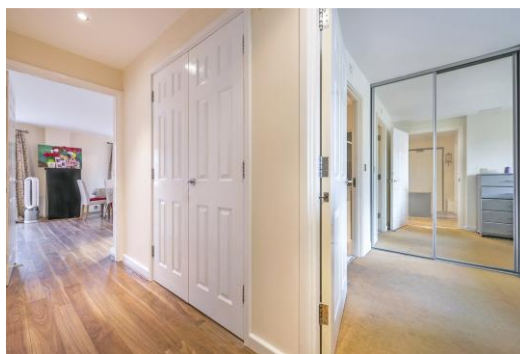
Christopher Bell Tower

1 Pancras Way, E3

Asking Price £430,000

A superb two bedroom first floor apartment , with private terrace, concierge and allocated parking set within a popular purpose-built development, Christopher Bell Tower. Excellently located transport links by way of Bow Road and Bow Church Stations

CHESTERTONS



Christopher Bell Tower

1 Pancras Way, E3

- Modern Purpose Built Apartment in Trendy Bow.
- Two Bathrooms (Including Master En-Suite)
- Private Terrace
- Superb Condition.
- Concierge.
- Private Parking.
- EWS1 Compliant.
- Quiet Location.



A stylish and beautifully presented two bedroom, two bathroom first floor apartment that forms part of the stylish Heart of Bow development, which boasts concierge, well-tended communal gardens and secure underground parking space. The property comprises of a bright open-plan kitchen which is fully modernised/ reception with access to the good sized private balcony, which overlooks the communal gardens, two double bedrooms (one with fitted storage), two bathrooms (one en-suite) and storage cupboard.

The apartment is offered with secure car parking/bike storage, friendly concierge team, and generous communal areas. Many excellent amenities nearby, include Victoria Park with its green wide open-spaces, offering many festivals and community events, plus boutiques and eateries, the vibrant Roman Road Market which also has two supermarkets, and a newly opened 24 hour gym.

Tenure: Leasehold 977 years approx. remaining.

Service Charge: £5,112 pa approx. (Incl. Service Charge + Sinking Fund)

Ground Rent: £252 pa.

Local Authority: Tower Hamlets

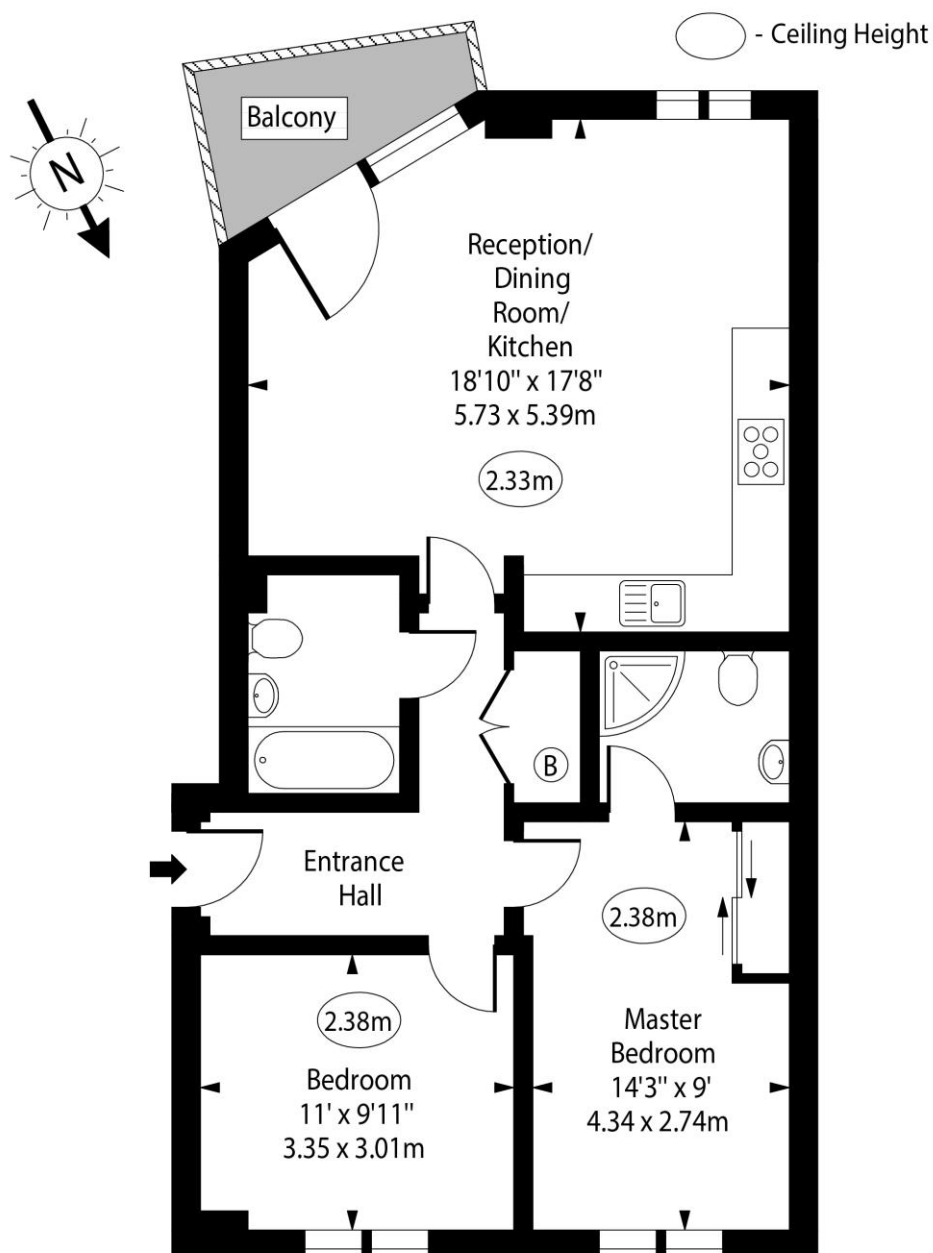
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	82 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Christopher Bell Tower, Pancras Way, E3



First Floor

Approx Gross Internal Area 720 Sq Ft - 66.89 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 016516R

