



## FLAT 12 PRYCE HOUSE

### LONDON, E3 3GF

**£1,750 PCM**

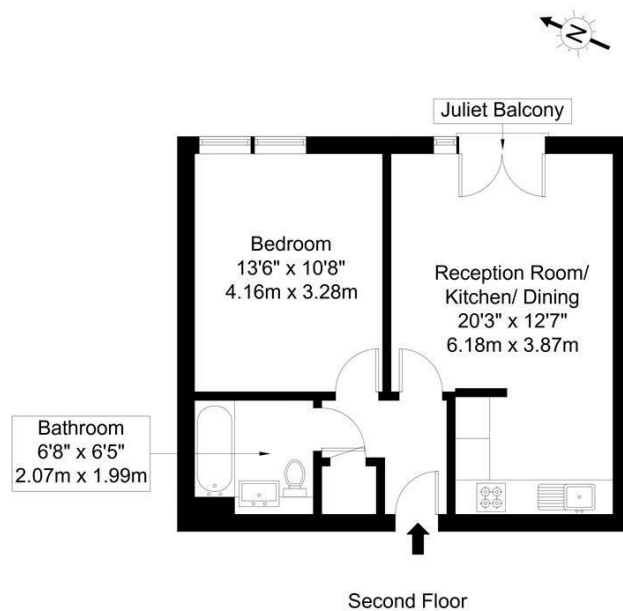
Situated on the second floor of this modern, residential development comes this stylish, one bedroom property, located in the heart of Bow, and just 0.2 miles from Bow Road Underground Station. The property itself benefits from a large open plan living space with access to a Juliette balcony and a chic, open plan integrated kitchen which comes off of the reception. There is also a large double bedroom, with built in wardrobes and a modern family bathroom suite.

Pryce House is just a short walk to the local underground and Bow Church DLR stations allowing easy access into the city and Canary Wharf, as well as Westfield shopping Centre with a wealth of shops and restaurants. There is also easy access to both Bow Road and Mile End underground stations, meaning travelling or commuting to anywhere throughout the Capital is made easy from here. The property also boasts bike storage.

**DouglasPryce**

# Campbell Road, E3 3GF

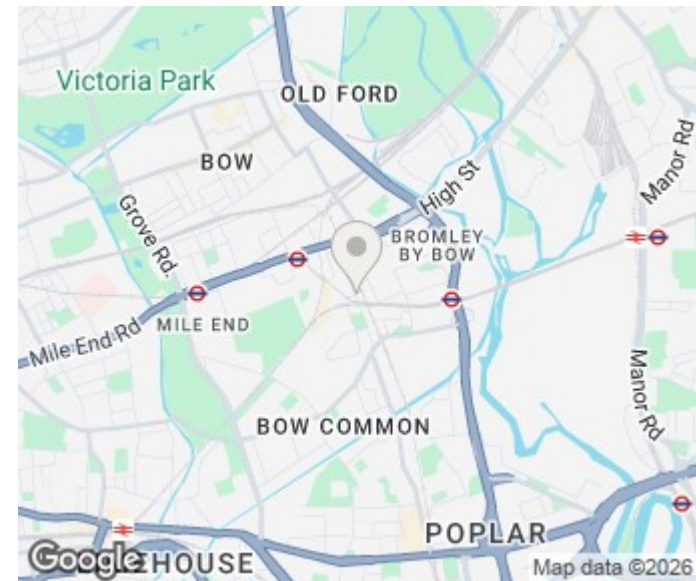
Approx Gross Internal Area = 45.78 sq m / 492 sq ft



Ref : Copyright **BLEUPLAN**

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. 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
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		
<b>England &amp; Wales</b>	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

Lettings  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

**DouglasPryce**